



# RADIO SQUARE

210 WEST CARRILLO STREET : SANTA BARBARA, CA 93101

PC REVIEW RESUBMITTAL: APRIL 10, 2008





GOVERNING AGENCY	
CITY OF SANTA BARBARA	
630 GARDEN STREET	
SANTA BARBARA, CA 93101	
P: 805.564.5485	
REQUIRED APPLICATIONS	
PLANNING DIVISION	
1. A Tentative Map to create a one-lot subdivision for 37 condominium units. (SBMC 27.07)	
3. A Modification of the lot area requirements to allow 5 over density units (bonus density) on a lot in the C-2 Zone (SBMC 28.21.080) and	
Note: No additional Modifications are requested. See section 5, Additional Applications Required, excerpted from the DART Comments Letter dated July 14, 2006 in the lower right hand corner of this sheet.	

ZONING COMPLIANCE			
	EXISTING	PROPOSED	TOTAL
MST#		MST#2007-00554	
PROJECT APN:		039-271-025	
GENERAL PLAN NEIGHBORHOOD	WEST DOWNTOWN		
GENERAL PLAN DESIGNATION	GENERAL COMMERCE		
PROJECT ZONING	C-2	C-2	C-2
EXISTING USE	COMMERCIAL	MIXED USE	N/A
CONSTRUCTION TYPE		TYPE I, TYPE V	TYPE I, TYPE V
OCCUPANCY GROUP		S-2, R-2, A-2, B	S-2, R-2, A-2, B
FRONT SETBACK	C-2: 0'	VARIABLE SETBACK	VARIABLE SETBACK
INTERIOR YARD SETBACK	N/A	N/A	N/A
REAR SETBACK	C-2: 0'	C-2: 0'	C-2: 0'
MAX HEIGHT LIMIT	4 STORIES, 60'	3 STORIES, 40'	3 STORIES, 40'
NO. OF BUILDINGS ON SITE	4	1	1
OFF-STREET PARKING SPACES	71	SEE SITE	STATISTICS
REQUIRED OPEN YARD AREA	7,618 SQ. FT.	36,942 CY APPROX.	36,942 CY APPROX.
LOT AREA (GROSS)	50,784 SQ. FT.	49,881 SQ. FT.	49,881 SQ. FT.
AVERAGE SLOPE OF TOTAL PROPERTY	3.90%	3.90%	3.90%
AVERAGE SLOPE OF AREA TO BE USED:	3.90%	3.90%	3.90%
AMOUNT OF CUT IN CUBIC YARDS:	0 CY	3,706 CY APPROX.	3,706 CY APPROX.
AMOUNT OF FILL IN CUBIC YARDS:	0 CY	3,706 CY APPROX.	3,706 CY APPROX.
*NOTE: SEE ATTACHED CODE ANALYSIS FOR DESCRIPTION OF OCCUPANCY GROUPS, PROPOSED LOT SIZE IS REDUCED BY 903 SF FROM EXISTING LOT SIZE FOR RIGHT OF WAY DEDICATION			

SITE STATISTICS				
	EXISTING TO BE DEMOLISHED		PROPOSED	
	SQ. FT.	% LOT COVERAGE	SQ. FT.	% LOT COVERAGE
LOT SIZE	50,784	100%	49,881	100%
BUILDING FOOTPRINT	20,244	40%	32,163	64%
LANDSCAPE	1,484	3%	4,453	9%
SIDEWALKS AND HARDSCAPE	4,708	9%	12,833	26%
DRIVEWAYS AND PARKING LOTS	24,348	48%	432	1%
Note: Proposed lot size reduced by 903 SF from existing lot size for right of way dedication				

BUILDING STATISTICS - GROSS (G.S.F.)				
	EXISTING TO BE DEMOLISHED		PROPOSED	
	SQ. FT.	% LOT COVERAGE	SQ. FT.	% LOT COVERAGE
1ST FLOOR	20,244	40%	32,260	65%
2ND FLOOR	N/A	N/A	29,542	59%
3RD FLOOR	N/A	N/A	19,598	39%
TOTAL	20,244	40%	81,400	163%

BUILDING STATISTICS - NET (N.Z.S.F.)				
	EXISTING TO BE DEMOLISHED		PROPOSED	
	SQ. FT.	% LOT COVERAGE	SQ. FT.	% LOT COVERAGE
1ST FLOOR				
GENERAL COMMERCIAL	18,547	37%	12,851	26%
UTILITIES AND SERVICES	0	0%	1,366	3%
RESIDENTIAL	0	0%	7,890	16%
RESIDENTIAL AMENITY	N/A	N/A	0	0%
SUBTOTAL	18,547	37%	22,455	29%

	EXISTING TO BE DEMOLISHED		PROPOSED	
	SQ. FT.	% LOT COVERAGE	SQ. FT.	% LOT COVERAGE
2ND FLOOR				
RESIDENTIAL	N/A	N/A	22,103	44%
3RD FLOOR				
RESIDENTIAL	N/A	N/A	16,030	32%
TOTAL	18,547	37%	60,588	105%

PARKING STATISTICS						
All areas show in Net Zoning Square Feet (N.Z.S.F.)						
EXISTING						
	TOTAL SQUARE FEET	SPACES REQUIRED PER SQUARE FOOT	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	NUMBER OF COVERED SPACES	% OF SPACES COVERED
COMMERCIAL SPACE	18,547	0.004	74	71	0	0%
TOTAL			74	71	0	0%
PROPOSED						
	NUMBER OF UNITS	SPACES REQUIRED PER UNIT	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	NUMBER OF COVERED SPACES	% OF SPACES COVERED
STUDIO	14	1.25	17.50	18	18	100%
1 BEDROOM	11	1.5	16.50	17	17	100%
2 BEDROOM	7	2	14.00	14	14	100%
GUEST	32	0.25	8.00	8	8	100%
RESIDENTIAL SUBTOTAL			57.00	57	57	100%

COMMERCIAL UTILITIES AND SERVICES					
Electrical Rooms		COUNT		N.Z.S.F.	
	Elec./Util./E01	1	221		
	Elec./Util./E02	1	193		
	Elec./Util./E03	1	182		
	Elec./Util./E04	1	179		
sub-total		4	775		
Services				N.Z.S.F.	
	Refuse	1	591		
	Water Meter Room	1	657		
	Gas Meter Room	1	293		
	Telecom	1	394		
	Commercial Elev. Mech. Rooms	1	402		
	Fan Room	1	339		
sub-total		6	2,675		
UTILITIES AND SERVICES NZSF TOTAL				10	3,450
COMMERCIAL NZSF TOTAL					12,851
COMMERCIAL PARKING TOTAL NZSF					16,301

	TOTAL SQUARE FEET	SPACES REQUIRED PER SQUARE FOOT	TOTAL SPACES REQUIRED	TOTAL SPACES PROVIDED	NUMBER OF COVERED SPACES	% OF SPACES COVERED
GENERAL COMMERCIAL SPACE						
COMMERCIAL TOTAL	16,301	0.004	65.2	65.0	65.0	100%
GRAND TOTAL			122.0	122	122	100%

BICYCLE PARKING STATISTICS						
	BUILDING LEVEL	TOTAL # OF CAR PARKING SPACES	# OF CAR SPACES PER BIKE SPACE	TOTAL SPACES REQUIRED	% OF SPACES COVERED	
ONSITE COVERED BIKE PARKING	GROUND			14	100%	
OFFSITE SIDEWALK BIKE HITCHING POST SPACES	GROUND			18	0%	
ONSITE PASEO / PLAZA HITCHING POST PARKING SPACES	GROUND			11	0%	
TOTAL		122	7	17	43	33%

EXISTING - COMMERCIAL			N.Z.S.F.	G.F.A.
EXISTING BUILDINGS - COMMERCIAL			18,547	20,244
TOTAL EXISTING COMMERCIAL			18,547	20,244

PROPOSED - INCLUSIONARY HOUSING PLAN				
MARKET RATE - BASE DENSITY				
Studio	Unit	Count	N.Z.S.F.	Private Outdoor Space - S.F.
	104	1	1,347	267
	201	1	1,360	234
	207	1	1,359	257
	209	1	1,235	142
	211	1	1,351	100
	212	1	1,191	65
	213	1	1,347	120
	217	1	1,294	193
	301	1	1,306	106
	302	1	1,360	366
	309	1	1,349	366
	310	1	997	234
sub-total		12	15,486	2,450

One Bedroom	Unit	Count	N.Z.S.F.	Private Outdoor Space - S.F.
	101	1	1,539	1,014
	103	1	1,474	124
	105	1	1,564	304
	113	1	1,528	468
	114	1	1,581	101
	202	1	1,564	257
	214	1	1,564	147
	215	1	1,562	297
	216	1	1,527	100
sub-total		9	13,883	2,812
Two Bedroom	Unit	Count	N.Z.S.F.	Private Outdoor Space - S.F.
	210	1	1,961	376
	303	1	1,972	278
	305	1	1,972	1,193
	306	1	2,320	1,744
	307	1	1,970	1,157
	308	1	1,970	215
sub-total		6	12,165	4,963
SUB-TOTAL		27	41,534	10,225

MARKET RATE TOTAL	27	41,534	10,225
Avg Market Rate Unit Size		1,538	379

AFFORDABLE: INCOME RESTRICTED UNITS				
Studio	Unit	Count	N.Z.S.F.	Private Outdoor Space - S.F.
	208	1	658	51
	304	1	814	206
sub-total		2	1,472	267
One Bedroom	Unit	Count	N.Z.S.F.	Private Outdoor Space - S.F.
	204	1	858	139
	206	1	859	259
sub-total		2	1,717	398
Two Bedroom	Unit	Count	N.Z.S.F.	Private Outdoor Space - S.F.
	102	1	1,163	280
sub-total		1	1,163	280
AFFORDABLE TOTAL		5	4,352	945
Avg Affordable Unit Size			870	
RESIDENTIAL TOTAL		32	45,886	11,170
Avg Overall Unit Size			1,434	349

18.5% * Income Restricted Affordable			
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PROPOSED RESIDENTIAL AMENITY				
Residential amenity and services			Common Outdoor Space - S.F.	
	001	1	239	0
	002	1	109	0
RESIDENTIAL AMENITY TOTAL		2	348	0

PROPOSED UTILITIES AND SERVICES				
Electrical Rooms		N.Z.S.F.	G.F.A.	
	Elec./Util./E01	1	221	253
	Elec./Util./E02	1	193	231
	Elec./Util./E03	1	182	211
	Elec./Util./E04	1	179	220
sub-total		4	775	915
Services		N.Z.S.F.	G.F.A.	
	Refuse	1	591	708
sub-total		1	591	708
UTILITIES AND SERVICES TOTAL		5	1,366	1,623

PROPOSED COMMERCIAL PROGRAM				
General Commercial		N.Z.S.F.	G.F.A.	
	106	1	1,349	1,488
	108	1	1,987	2,174
	109	1	1,607	1,739
	110	1	868	1,001
	111	1	4,314	4,656
	112	1	471	572
	115	1	718	813
	116	1	827	926
	117	1	710	797
GENERAL COMMERCIAL TOTAL	9	12,851	14,166	

GRAND TOTAL			60,451	66,632
Note:				
1. N.Z.S.F. = Net square feet as defined by the Santa Barbara Municipal Code				
2. G.S.F. = Gross square feet as defined by the Santa Barbara Municipal Code				
3. G.F.A. = Gross Floor Area as defined by the ITE Trip Generation Manual				

DRAWING INDEX	
X	REMOVED FROM SET
●	REVISION ISSUE
◎	ORIGINAL ISSUE
SHEET NUMBER	SHEET NAME

GENERAL	G001	COVER SHEET
	G002	CITY STATISTICS
	G003	EXISTING SITE AERIAL
	G004	EXISTING SITE PHOTOGRAPHS
	G005	EXISTING SITE PHOTOGRAPHS
	G006	COMPOSITION PANORAMIC PHOTOGRAPHS
	G007	ALLOWABLE AREA DIAGRAMS
	G008	CONSTRUCTION TYPE & FIRE SEPARATION DIAGRAMS
	G009	EXITING & FIRE SEPARATION DIAGRAMS
	G010	ACCESSIBILITY PLANS
CIVIL	C100	EXISTING SITE SURVEY
	TM1	TENTATIVE TRACT MAP - EXISTING CONDITIONS
	TM2	TENTATIVE TRACT MAP - BELOW GRADE LEVELS
	TM3	TENTATIVE TRACT MAP - LEVELS 1-4
	TM4	TENTATIVE TRACT MAP - RIGHT OF WAY IMPROVEMENTS
	TM5	TENTATIVE TRACT MAP - COMPOSITE UTILITY PLAN
	TM6	TENTATIVE TRACT MAP - CARILLO STREET LEFT TURN POCKET
	TM7	LANDSCAPE PLAN - LEVEL 01
	TM8	LANDSCAPE NOTES
ARCHITECTURAL	AS101	SITE PLAN
	AS102	FIRE ACCESS PLAN
	AS103	TRAFFIC CONTROL PLAN AND TRUCK HAUL ROUTE
	AS104	TRAFFIC CONTROL PLAN
	A101	SECOND LEVEL BELOW GRADE PARKING PLAN
	A102	FIRST LEVEL BELOW GRADE PARKING PLAN
	A103	FIRST FLOOR PLAN
	A104	SECOND FLOOR PLAN
	A105	THIRD FLOOR PLAN
	A106	ROOF PLAN
	A201	SOUTH ELEVATION
	A202	EAST ELEVATION
	A203	NORTH ELEVATION
	A204	WEST ELEVATION
	A301	SPEED RAMP SECTION
	A302	NORTH-SOUTH SECTIONS
	A401	AFFORDABLE UNIT PLANS
	A402	AFFORDABLE UNIT PLANS
	A501	RENDERED PLAZA PERSPECTIVES
	A502	RENDERED PEDESTRIAN PERSPECTIVES
	A701	VISUAL IMPACT STUDIES - HIGHWAY 101
	A702	VISUAL IMPACT STUDIES - PHOTOSIMULATIONS
	A703	VISUAL IMPACT STUDIES - PHOTOSIMULATIONS

V. **ADDITIONAL APPLICATIONS REQUIRED**

Based on the information submitted, the subject project requires the following additional applications for the following reasons:

A. **Engineering Division**

Based on the information submitted, the subject project requires the following additional applications for the following reasons:

*Following Planning Commission:*

1. City Council approval is required for the following land development agreements and map. The agreements are prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits:
2. After the 10-day appeal period following Planning Commission approval, submit a Final Map, prepared by a licensed surveyor to the Public Works counter, with the current fee for the map review. A handout is available upon request.
3. City Council approval is required for an Agreement Relating to Subdivision Map Conditions Imposed on Real Property. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits.

*Required prior to issuance of permits:*

4. Agreement Assigning Water Extraction Rights, which reaffirms the City's pre-existing Pueblo water rights. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits. This agreement does not require Council approval because the City Council has delegated review and approval authority for these agreements to the Public Works Director.
5. Apply for an Encroachment Permit for below grade shoring ties in the public right of way etc. in the Right of Way for 210 Carrillo Street and De La Vina Street frontages at the Public Works counter. Provide existing MST number at time of application. NOTE: Some Encroachment Permits require City Council approval.
6. In addition to the subdivision agreement, Private CC&R's are required for all commonly shared features by the State of California, including but not limited to shared sewer laterals, and driveway maintenance and long term plans for handling of Solid Waste and Recycling. Questions regarding solid waste issues can be directed to Karen Guntzow, Solid Waste Specialist at 897-2542. See Space Allocation Guide for help with trash/recycling design [http://www.santabarbaracounty.gov/BusinessForms/PW/PW\\_Forms.htm](http://www.santabarbaracounty.gov/BusinessForms/PW/PW_Forms.htm). Proof of recordation of this document is required prior to obtaining Certificate of Occupancy.
7. If greenwaste will be hauled offsite, include item in CC&R stating that it will be hauled offsite and recycled.
8. An Agreement for Land Development Improvements. This agreement is prepared by staff and recorded concurrently with the Final Map, prior to issuance of Public Works or Building Permits.
  - (a) Submit an Engineer's estimate representing the cost of proposed public improvement construction along with public improvement plans as required by Municipal Code Chapter 827.20.050.
  - (b) Following approval of the Engineer's Estimate by the Public Works Department, submit, Performance Securities in the amount of 100% of the approved engineer's estimate, and title in *Natural Water Courses and Storm Drain* permits per Municipal Code Chapter 14.56, and Municipal Code Chapter 16.15, *Urban Pollution controls, Non-point discharge Restrictions*.
9. Public Works Permits are separate from all other City required permits and obtained at the Public Works counter.
10. See David Postada at the Public Works counter to obtain new addresses and to fill out sewer and water application.
11. Public Works Permits shall be obtained for all public improvements and utility connections in right of way, for any work in *Natural Water Courses and Storm Drain* permits per Municipal Code Chapter 14.56, and Municipal Code Chapter 16.15, *Urban Pollution controls, Non-point discharge Restrictions*.

B. **Building & Safety Division**

1. A Demolition permit from SB County Air Pollution Control District
2. A shoring plan that has been reviewed by the Soils Lab (PML) and their Geotechnical Engineer (see Pike) will be required prior to issuance of any grading or building construction permit.



## CITY STATISTICS FORMS

APN: 039-271-025	Address: 210 West Carrillo Street				
<b>A. Mixed Use Project Statistics</b>					
<b>EXISTING</b>					
Bldg. Floor	Main Building(s)	Structure Type	Zoning Net	Building & Safety Floor Area (B&S Gross)	Alteration/Remodel B&S Gross
	existing	attached or detached			
	existing		+		
	existing				
Existing Main Building Area SUBTOTALS:					
Garage/Carport					
	existing	attached or detached			
	existing		+		
Accessory Structures					
	existing	attached or detached			
	existing		+		
Basement or Cellar					
	existing	attached or detached			
Existing Area TOTALS:					
<b>PROPOSED FOR DEMOLITION OR CHANGE OF USE</b>					
Bldg. Floor	Main Building(s)	Structure Type	Net	B&S Gross	
	existing	demo. or use change			square feet
	existing				square feet
	existing				square feet
Demolition or Change of Use Area SUBTOTALS:					
Garage/Carport					
	existing	demo. or use change			square feet
	existing				square feet
Accessory Structures					
	existing	demo. or use change			square feet
	existing				square feet
Basement or Cellar					
	existing	demo. or use change			square feet
Demolition or Change of Use Area TOTALS:					
<b>PROPOSED NEW CONSTRUCTION, INCLUDING ANY "AS BUILT" PROPOSALS</b>					
Bldg. Floor	Main Building(s)	Structure Type	Net	B&S Gross	
1	new structure	Building 1: Multi-Family Building	1,528		square feet
1	new structure	Building 1: MU - Retail/Rest.	4,785		square feet
1	new structure	Building 1: MU - Utilities	812		square feet
		Building 1 Combined Mixed-Use Total	7,125	10,163	
1	new structure	Building 3: Multi-Family Building	5,469		square feet
1	new structure	Building 3: MU - Retail	1,349		square feet
1	new structure	Building 3: - Utility	182		square feet
		Building 3 Combined Mixed-Use Total	7,000	11,580	
1	new structure	Building 4: Multi-Family Building	893		square feet
1	new structure	Building 4: MU - Retail	2,255		square feet
1	new structure	Building 4: Utility	179		square feet
1	new structure	Building 4: Amenity	348		square feet
		Building 4, Combined Mixed-Use Total	3,675	4,868	
		LEVEL 1 SUBTOTAL:	17,800	26,611	square feet
2	new structure	Building 1: Multi-Family Residential	7,005	9,801	square feet
2	new structure	Building 2: Multi-Family Residential	3,854	5,116	square feet
2	new structure	Building 3: Multi-Family Residential	7,618	9,941	square feet
2	new structure	Building 4: Multi-Family Residential	3,489	4,623	square feet
		LEVEL 2 SUBTOTAL:	21,966	29,481	square feet
3	new structure	Building 1: Multi-Family Residential	4,290	4,605	square feet
3	new structure	Building 2: Multi-Family Residential	1,972	3,021	square feet
3	new structure	Building 3: Multi-Family Residential	6,449	8,037	square feet
3	new structure	Building 4: Multi-Family Residential	3,319	4,117	square feet
		LEVEL 3 SUBTOTAL:	16,030	19,780	square feet
Proposed Area SUBTOTALS:			55,796	75,872	square feet
Garage/Carport					
	addition or new structure		+		square feet
Accessory Structures					
	addition or new structure		+		square feet
			+		square feet
			n.a.	n.a.	square feet
Total:	Basement or Cellar				
	addition or new structure				square feet
Proposed Area TOTALS:			55,796	75,872	square feet
<b>MIXED USE TOTAL (EXISTING - DEMOLITION + NEW) =</b>			<b>55,796</b>	<b>81,560</b>	square feet*
*B&S Gross res. sq. ft. includes useable roof deck sq. ft. from "General Sheet".					
<b>SCHOOL FEE SQ. FT. ESTIMATE =</b>			<b>55,796</b>	(CA Gov. Code §63080)	
rev. 2/28/07					

Note: Any square footage for enclosed attic, cellar or basement areas &lt; 5' in floor to ceiling height is not included.

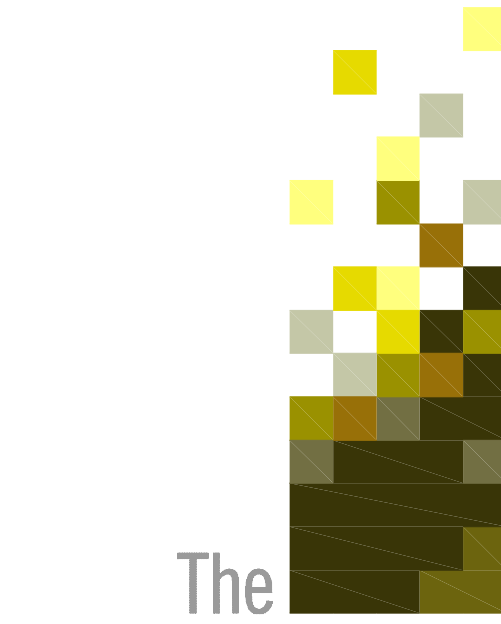
APN: 039-271-025	Address: 210 West Carrillo Street				
<b>B. Commercial Development Statistics</b>					
<b>EXISTING</b>					
Bldg. Floor	Attached or Detached	Building Number or Name & Use	Net	B&S Gross	Alteration/Remodel B&S Gross
	existing	Existing Retail/Restaurant	18,547	20,244	
	existing		+		
	existing		+		
	existing		+		
	existing		+		
Existing Area SUBTOTALS:			18,547	20,244	
Garage/Carport					
	existing				
	existing				
Basement or Cellar					
	existing				
Existing Areas TOTALS:			18,547	20,244	
<b>PROPOSED FOR DEMOLITION OR CHANGE OF USE</b>					
Bldg. Floor	Attached or Detached	Building Number or Name & Use	Net	B&S Gross	
	existing	Existing Retail	18,547	20,244	square feet
	existing		+		square feet
	existing		+		square feet
	existing		+		square feet
	existing		+		square feet
Demolition or Change of Use Area SUBTOTALS:			18,547	20,244	
Garage/Carport					
	existing				square feet
	existing				square feet
Basement or Cellar					
	existing				square feet
Demolition or Change of Use Area TOTALS:			18,547	20,244	square feet
<b>PROPOSED NEW CONSTRUCTION</b>					
Bldg. Floor	Addition or New Structure	Building Number or Name & Use	Net	B&S Gross	
1	new structure	Building 2 - Restaurant/Retail	4,462		square feet
1	new structure	Building 2 - Utilities	193		square feet
		Building 2 SUBTOTALS:	4,655	5,794	square feet
		Proposed Area SUBTOTALS:	4,655	5,794	square feet
Garage/Carport					
	covered ramp			1,491	square feet
Basement or Cellar					
					square feet
Utility/Refuse					
1	new structure	Commercial Utility/Refuse TOTAL	1,366		square feet
<b>COMMERCIAL TOTAL (+ M/U COMM. W/O UTILITY &amp; REFUSE) =</b>			<b>12,851</b>		square feet
<b>COMMERCIAL TOTAL (+ M/U COMM. + UTILITY &amp; REFUSE) =</b>			<b>14,217</b>		square feet
<b>PREVIOUSLY APPROVED MEASURE E REQUESTS</b>					MC 28.87.300
Previously approved Measure E requests:					square feet
rev. 2/7/07					

Note: Any square footage for enclosed attic, cellar or basement areas &lt; 5' in floor to ceiling height is not included.

APN: 039-271-025	Address: 210 West Carrillo Street			
(form revised 2/28/07)		Zone:	C-2	
<b>C. General Project Statistics</b>				
<b>FLOOR TO AREA RATIO (FAR) (SBMC § 28.87.300)</b>			<b>LANDSCAPING (SBMC § 22.80.020)</b>	
Lot Area	50784	Existing FAR*	.37	For projects requiring Landscape Plans only:
- Public Right of Way Areas	903	Proposed FAR*	1.18	Percent Water Wise Landscape Area
Net Lot Area	49881			Water Wise Landscape Area in sq. ft.
*FAR is calculated by dividing net proposed resulting project square feet by net lot area.				High Water Landscape Area in sq. ft.
				Total Landscape Area in sq. ft.
<b>PROJECT RESIDENTIAL UNIT TOTALS</b>				
At project completion	studios	1-bdrm	2-bdrm	3+ bdrm
	14	11	7	
<b>BUILDING CODE INFORMATION</b>				
Construction Type		Occupancy Group		
Type 1, Type 5		S, R-1, A-3, M		
<b>PARKING (SBMC § 28.90.001)</b>				
Code Required Spaces for Existing Development		covered	uncovered	(SBMC § 28.90.001)
Existing Spaces		covered	uncovered	71
Code Required Spaces for Proposed Project		covered	uncovered	
Total Proposed Project Spaces (at project completion)		covered	uncovered	
<b>MAXIMUM HEIGHT OF NEW CONSTRUCTION (SBMC § 28.04.110)</b>				
Feet (at top of building ridge, from natural grade): 60'				
<b>GRADING &amp; SLOPE (SBMC § 28.15.080)</b>				
Under Main Building and within 5' of Main Building				
Average Slope: 3.90%				
This part of form for preliminary ABR or HLC approval.				
36,942	Cut	Where cut is going to:	On-Site Fill	Off-Site Export
3,706	Fill	Where fill is from:	On-Site Cut	Off-Site Import
n.a.	Recompaction			
40,648	TOTAL Main Building Footprint Grading			
Elsewhere on Site (exs.: under driveway, detached garage, swimming pools or other other accessory structures)				
	Cut	Where cut is going to:	On-Site Fill	Off-Site Export
	Fill**	Where fill is from:	On-Site Cut	Off-Site Import
	Recompaction			
TOTAL Non-Main Building Footprint Grading		TOTAL Grading:		#VALUE!
**Includes fill added for recompaction activities outside the main building footprint.				
<b>DECKS, LOGGIES &amp; PATIOS (for Building &amp; Safety Permitting, Inspection &amp; Fees) (CA UBC § 207)</b>				
1st Floor:				
Uncovered:	Existing:	Demolition:	New:	2292
Covered:	Existing:	Demolition:	New:	173
Upper Floors				
Uncovered:	Existing:	Demolition:	New:	1994
Covered:	Existing:	Demolition:	New:	1930
Roof Decks				
Usable:	Existing:	Demolition:	New:	5688
<b>PROPOSED RESULTING PROJECT SUMMARY (SBMC § 28.87.300)</b>				
		Net	Gross	
PROPOSED RESIDENTIAL M/U (EXISTING - DEMOLITION + NEW) =		45,886	0	
PROPOSED COMMERCIAL (EXISTING - DEMOLITION + NEW) =		12,851	0	
PROPOSED COMM. UTILITY/REFUSE (EXISTING - DEMOLITION + NEW) =		0	0	
PROPOSED GARAGE/CARPORT/COVERED RAMP (EXISTING - DEMOLITION + NEW) =		1,491		
		TOTAL:	58,737	1,491
<b>STATISTICS FORM PREPARER CONTACT INFO.</b>				
Project Statistics Forms Preparer (Name):		Chris Cottrell	Project Role: Draftsman	
Date: 03.21.08	e-mail: jbrown@conceptualmotion.com	Phone: (805) 966-5539 x35		
Revised May 28, 2007				

APN: 039-271-025	Address: 210 West Carrillo Street			
<b>D. Multi-Family Supplemental Residential Statistics</b>				
<b>EXISTING</b>				
	Unit Type:	Quantity	Apartment or Condominium	
	# of Bedrooms			
	N/A			
	existing			
	existing			
	existing			
	existing			
	existing			
	existing			
	existing			
	existing			
<b>PROPOSED FOR DEMOLITION</b>				
	Unit Type:	Quantity	Apartment or Condominium	
	# of Bedrooms			
	N/A			
	existing			
	existing			
	existing			
	existing			
	existing			
	existing			
	existing			
<b>PROPOSED NEW CONSTRUCTION</b>				
	Unit Type:	Quantity	Apartment or Condominium	
	# of Bedrooms			
	STUDIO	14		
	new structure	1		
	new structure	2		
	(addition or new)			
	(addition or new)			
	(addition or new)			
	(addition or new)			
	(addition or new)			
	(addition or new)			
<b>PROJECT RESIDENTIAL UNIT TOTALS (at project completion)</b>				
	studios	one-bedroom	2-bedroom	3+ bedroom
	14	11	7	
rev. 3/21/08				

APN: 039-271-025	Address: 210 West Carrillo Street			
<b>E. Site Coverage Percentages</b>				
<b>EXISTING</b>				
Coverage Percentages:				
40%	20244	sq.ft.	Building Area Total: Building footprint only, do not count upper floors	
			Subtotals	
	20244	sq.ft.	Main building coverage area	
	0	sq.ft.	Accessory buildings coverage area	
3%	1484	sq.ft.	Landscape Area Total	
			Subtotals	
	1484	sq.ft.	Water Wise Plant Landscaped Areas	
			High Water Plant Landscaped Areas	
57%	29056	sq.ft.	Paved Areas Total	
			Subtotals	
			sq.ft. Paved ground floor patios	
	24348	sq.ft.	Paved driveways	
	4708	sq.ft.	Paved walkways, Other	
	50784	sq.ft.	Total Parcel Net Lot Area (excludes public right of way easements)	
<b>PROPOSED - RESULTING SITE TOTALS AT PROJECT COMPLETION</b>				
Coverage Percentages:				
65%	32,260	sq.ft.	Building Area Total: Building footprint only, do not count upper floors	
			Subtotals	
	32,260	sq.ft.	Main building coverage area	
			Accessory buildings coverage area	
30%	14897	sq.ft.	Landscape Area Total	
			Subtotals	
	2246	sq.ft.	Water Wise Plant Landscaped Areas	
	1065	sq.ft.	High Water Plant Landscaped Areas	
	12165	sq.ft.	Permeable Paving (Paseos, Plazas)	
5%	2724	sq.ft.	Paved Areas Total	
			Subtotals	
	2292	sq.ft.	Paved ground floor patios	
	432	sq.ft.	Paved driveways	
	49881	sq.ft.	Total Parcel Net Lot Area (excludes public right of way easements)	
rev. 3/21/08				



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## RADIO SQUARE

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

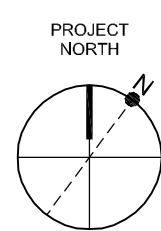
PROJECT #: 0508-CRP

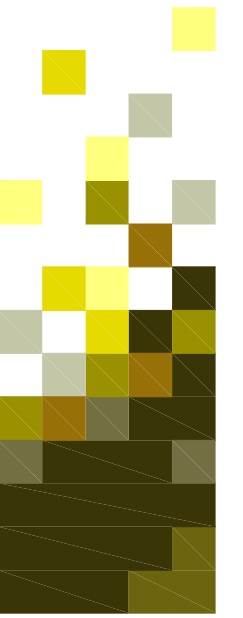
NO.	DESCRIPTION	DATE
	DART N. D. SUBMITTAL	10.31.07
	HLC CONCEPT SUBMITTAL #2	11.28.07
	DART N. D. RESUBMITTAL	12.18.07
	PC REVIEW SUBMITTAL	01.24.08
	HLC CONCEPT SUBMITTAL #3	02.06.08
	HLC CONCEPT SUBMITTAL #4	03.05.08
	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

## PC REVIEW RESUBMITTAL

G002  
CITY STATISTICS FORMS








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## RADIO SQUARE

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SANTA BARBARA, CA 93101  
PROJECT #: 0508-CRP

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	HLC CONCEPT SUBMITTAL #4	03.05.08
	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

# G003

EXISTING SITE  
AERIAL PHOTOGRAPH

1/16" = 1'-0"

4.0	16	32	64
-----	----	----	----





TOWARDS WEST EXISTING RETAIL 04



TOWARDS NORTHEAST EXISTING RETAIL 03



TOWARDS EXISTING RESTAURANT 02



TOWARDS NORTHWEST EXISTING RETAIL 01



TOWARDS NORTH EXISTING RETAIL 08



TOWARDS NORTH EXISTING RETAIL 07



TOWARDS SOUTHWEST EXISTING RETAIL 06



TOWARDS EXISTING RESTAURANT 05



TOWARDS NORTHWEST EXISTING RETAIL 12



TOWARDS SOUTHWEST EXISTING RETAIL 11



TOWARDS SOUTH EXISTING RETAIL 10



TOWARDS EXISTING RESTAURANT 09

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**RADIO SQUARE**  
210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101  
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	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

**G004**  
EXISTING SITE  
PHOTOGRAPHS  
NO SCALE





DOWNTOWN APPROACH ON CARRILLO 02



VIEW TOWARDS SITE FROM DE LA VINA 01



VIEW OF EXISTING SAV-ON FROM CARRILLO 04



INTERSECTION OF CARRILLO AND DE LA VINA COMING FROM DOWNTOWN 03



VIEW FROM SITE UP DE LA VINA 07



VIEW FROM SITE TOWARDS RALPH'S LOADING DOCK 06



VIEW FROM SITE OF INTERSECTION AT CARRILLO AND DE LA VINA 05



ADJACENT RESIDENTIAL BUILDINGS OFF DE LA VINA 10



VIEW FROM SITE ACROSS CARRILLO 09



VIEW FROM SITE ACROSS CARRILLO 08

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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

G005

EXISTING SITE  
PHOTOGRAPHS

NO SCALE





LOOKING NORTHWEST FROM SOUTHEAST CORNER OF INTERSECTION OF CARRILLO AND DE LA VINA STREETS 01



WEST DE LA VINA PHOTO COMPOSITE 02



NORTH CARRILLO PHOTO COMPOSITE 03



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	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

G006

COMPOSITION PANORAMIC  
PHOTOGRAPHS

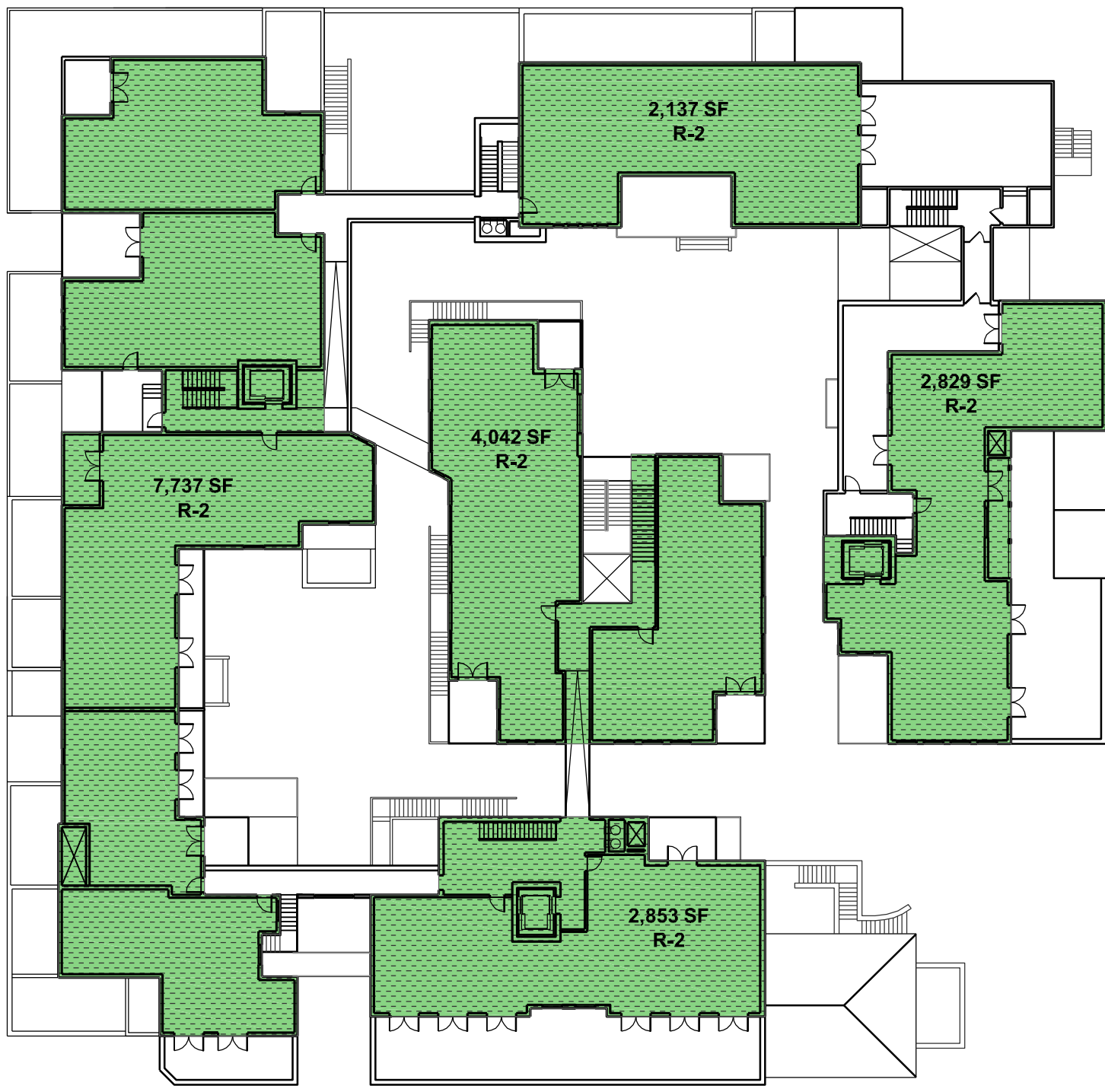
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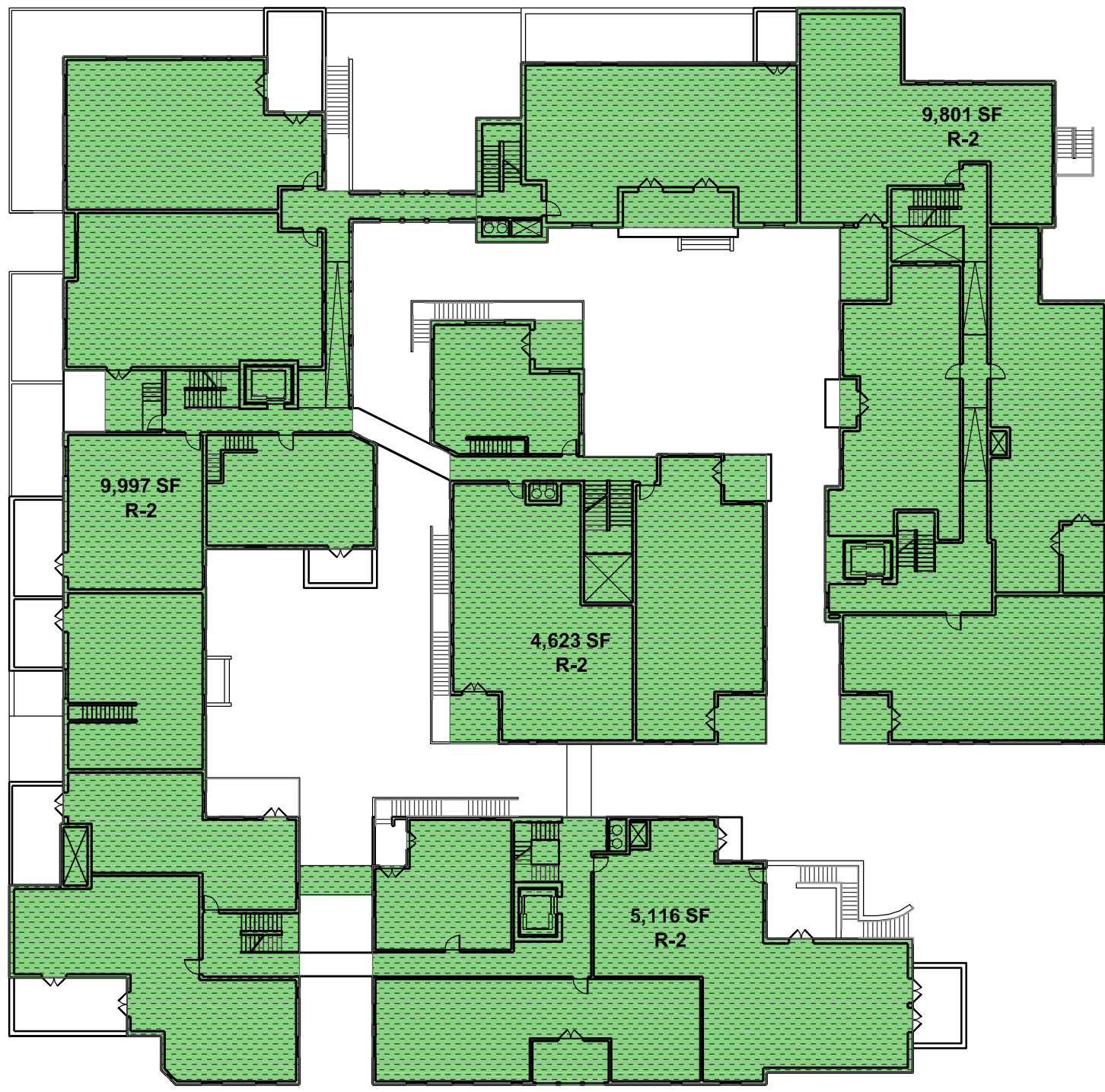
Single Story Calculation Using Type II A									
Formula:									
		Actual area R2	Actual area A2	Actual area S2	Actual area B				
		Allowable area R2	Allowable area A2	Allowable area S2	Allowable area B				
Level	Occupancy	R2 Area	A2 Area	S2 Area	B Area		Ratio		
-2	Actual Area			46,354		=	100%	1	OK
	Allowable Area			Unlimited					
-1	Actual Area			46,532		=	100%	1	OK
	Allowable Area			Unlimited					
1	Actual Area	10,847	9,651	4,325	5,187	=	9.60%	1	OK
	Allowable Area	79,807	51,542	129,686	124,699				
MEZZANINE	Actual Area	0	0	1,037	0	=	0.01%	1	OK
	Allowable Area	79,807	51,542	129,686	124,699				
2	Actual Area	29,537	0	0	0	=	0.37%	1	OK
	Allowable Area	79,807	51,542	129,686	124,699				
3	Actual Area	19,098	0	0	0	=	0.25%	1	OK
	Allowable Area	79,807	51,542	129,686	124,699				
Type I-A									
Base Allowable Area									
R-2		24,000							
A-2		15,000							
B		37,500							
S-2		39,000							
Allowable Area Increases (506)									
Total Allowable Area Calculation and Multi story (x3 per 506.4.1)									
(Excludes Below grade garages as per 509.3)									
	Actual Area	50,982	9,651	5,362	5,187	=	9.34%	1	OK
	Allowable Area	239,421	154,626	389,059	374,096				
IBC 506.1									
	Asa-(Atx+Ats)+Ats	Asa (Allowable Area)	At (area by Table)	If (Footage increase)	Is (Sprinkler Increase)				
R-2		79,807	24,000	0.33	2				
A-2		51,542	15,000	0.33	2				
B		124,699	37,500	0.33	2				
S-2		129,686	39,000	0.33	2				
IBC 506.2									
	If (Footage increase)	F	P	W	30				
	0.33		450.68	783.39					

AREA LEGEND

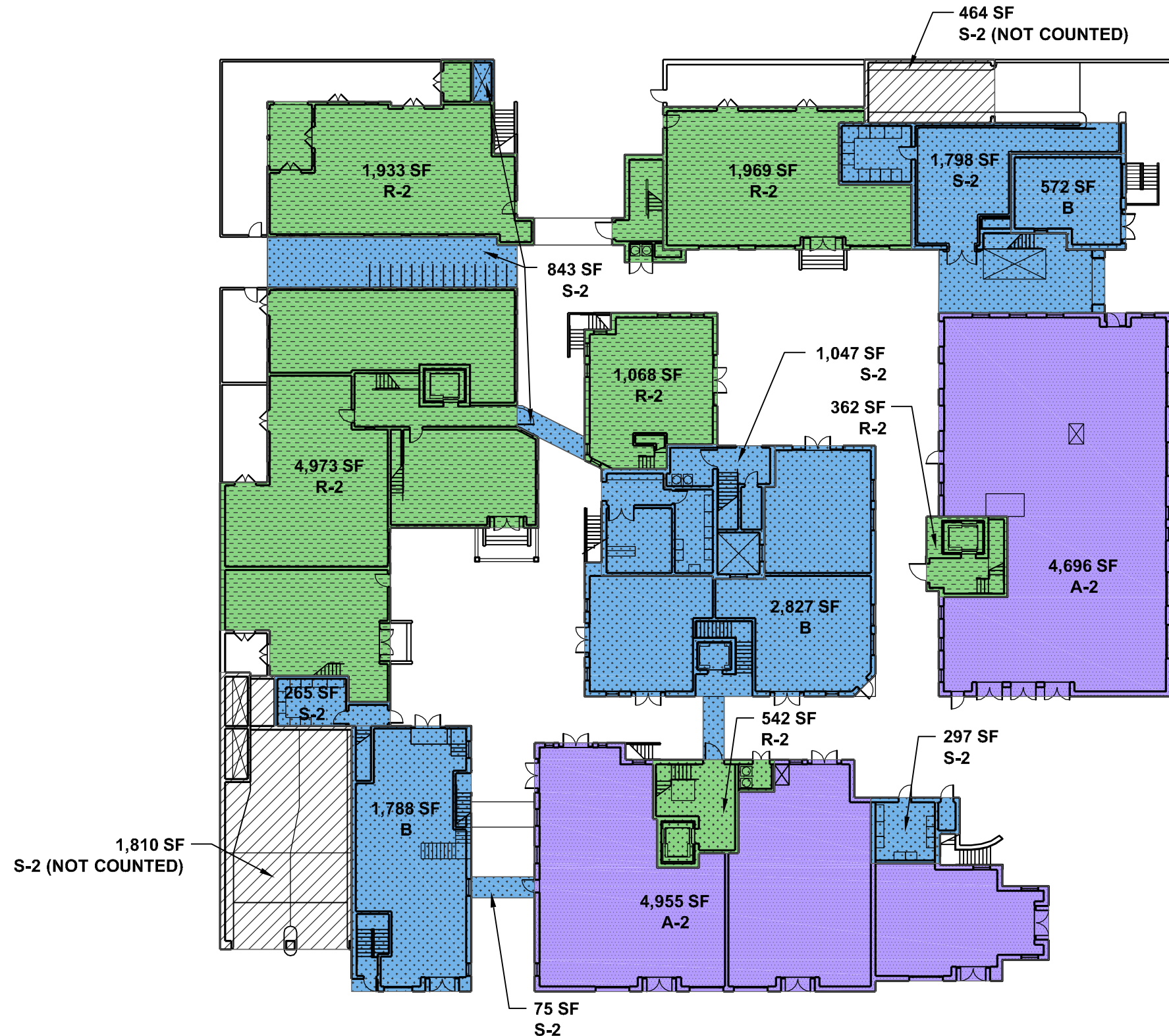
- R-2 AREA
- A-2 AREA
- B/S-2 AREA



THIRD LEVEL 03



SECOND LEVEL 02



GROUND LEVEL 01

RADIO SQUARE

210 WEST CARRILLO STREET  
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PROJECT #: 0508-CRP

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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

G007

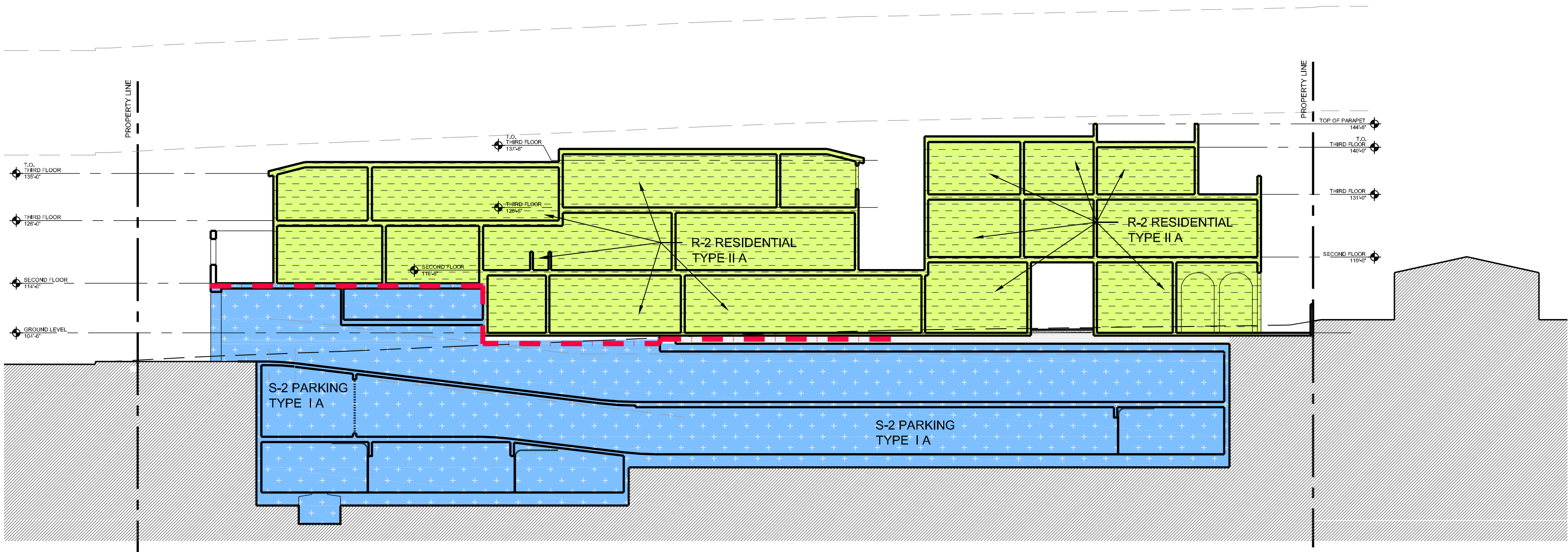
ALLOWABLE AREA  
DIAGRAMS

1/16" = 1'-0"

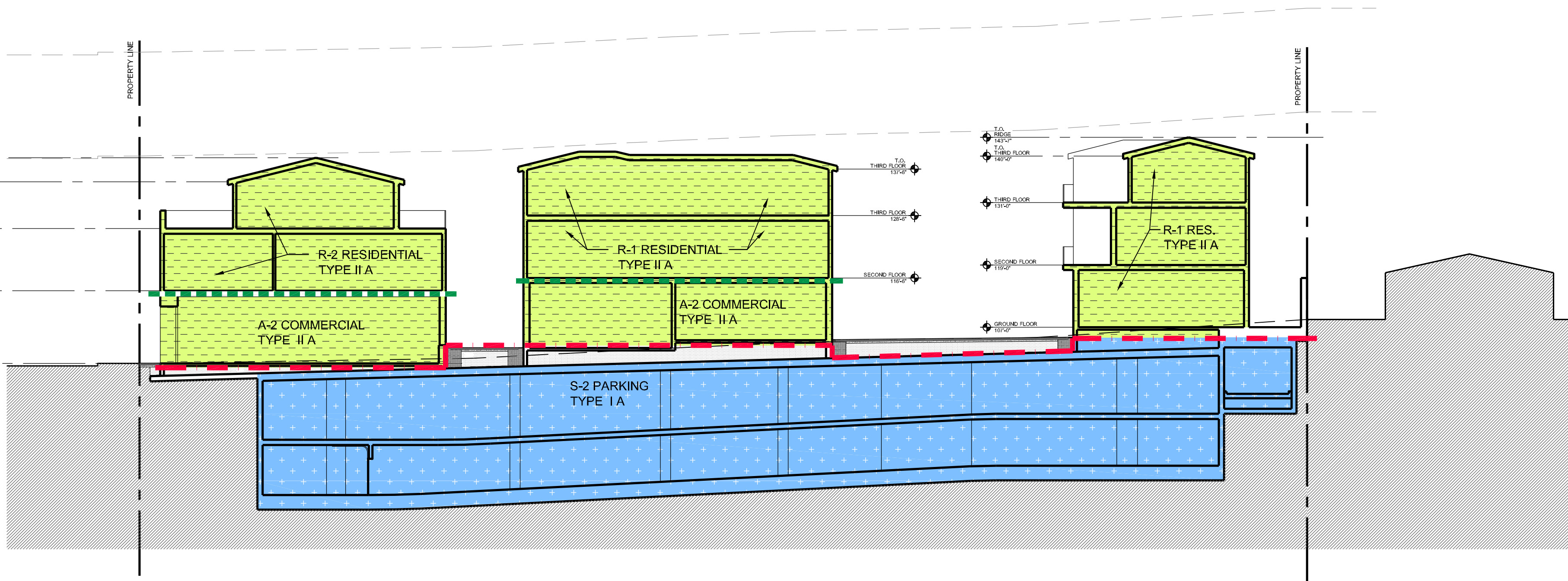
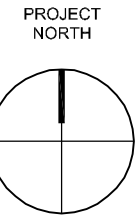


LEGEND

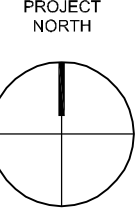
- THREE HOUR FIRE RATED SEPARATION
- ONE HOUR FIRE RATED SEPARATION
- TYPE I A CONSTRUCTION
- TYPE II A CONSTRUCTION



BUILDING SECTION - CONSTRUCTION TYPE DIAGRAM 01  
1"=16'



BUILDING SECTION - CONSTRUCTION TYPE DIAGRAM 02  
1"=16'





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RADIO SQUARE

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

G008

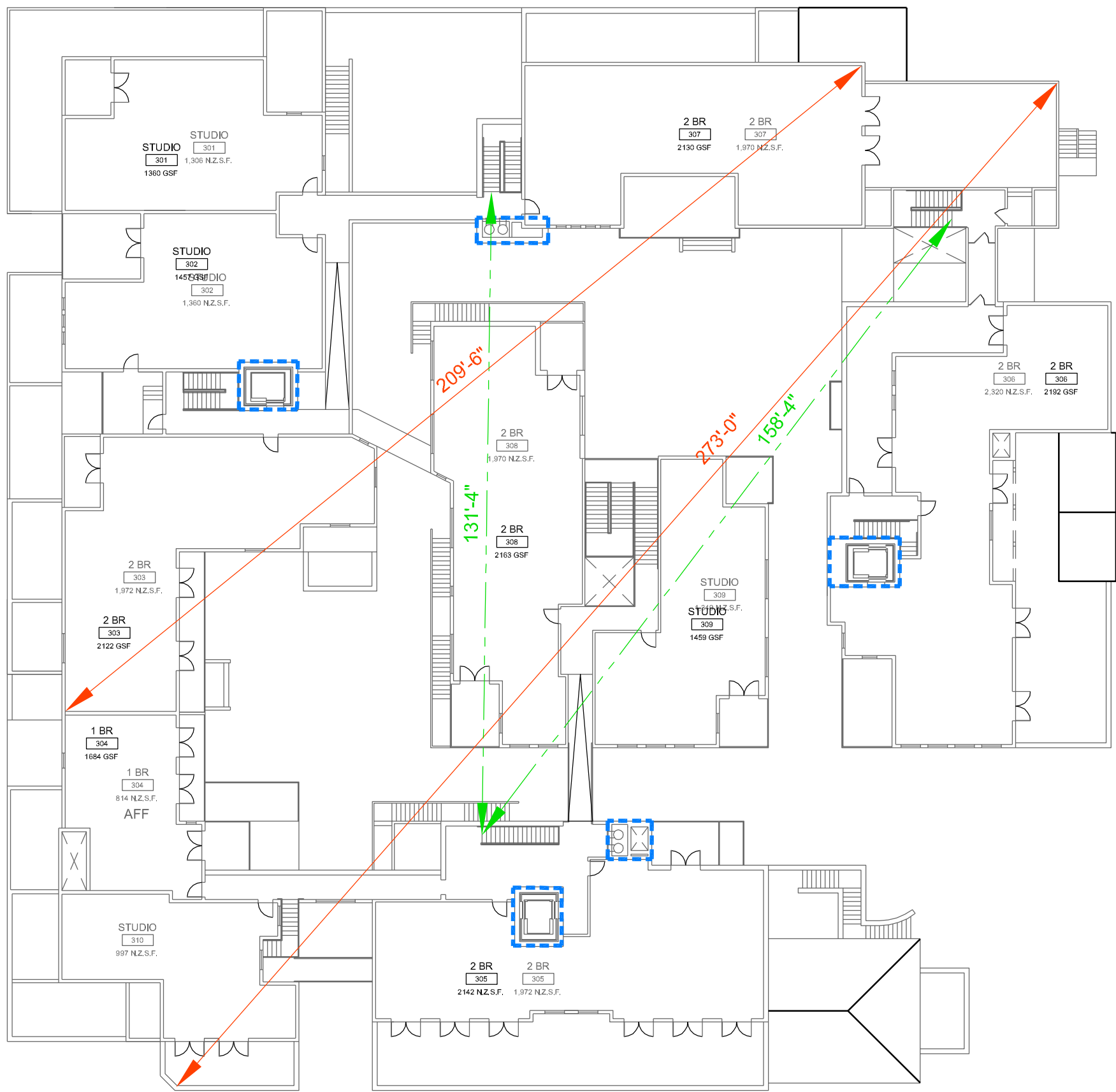
CONSTRUCTION TYPE & FIRE  
SEPARATION DIAGRAMS

1" = 16'-0"

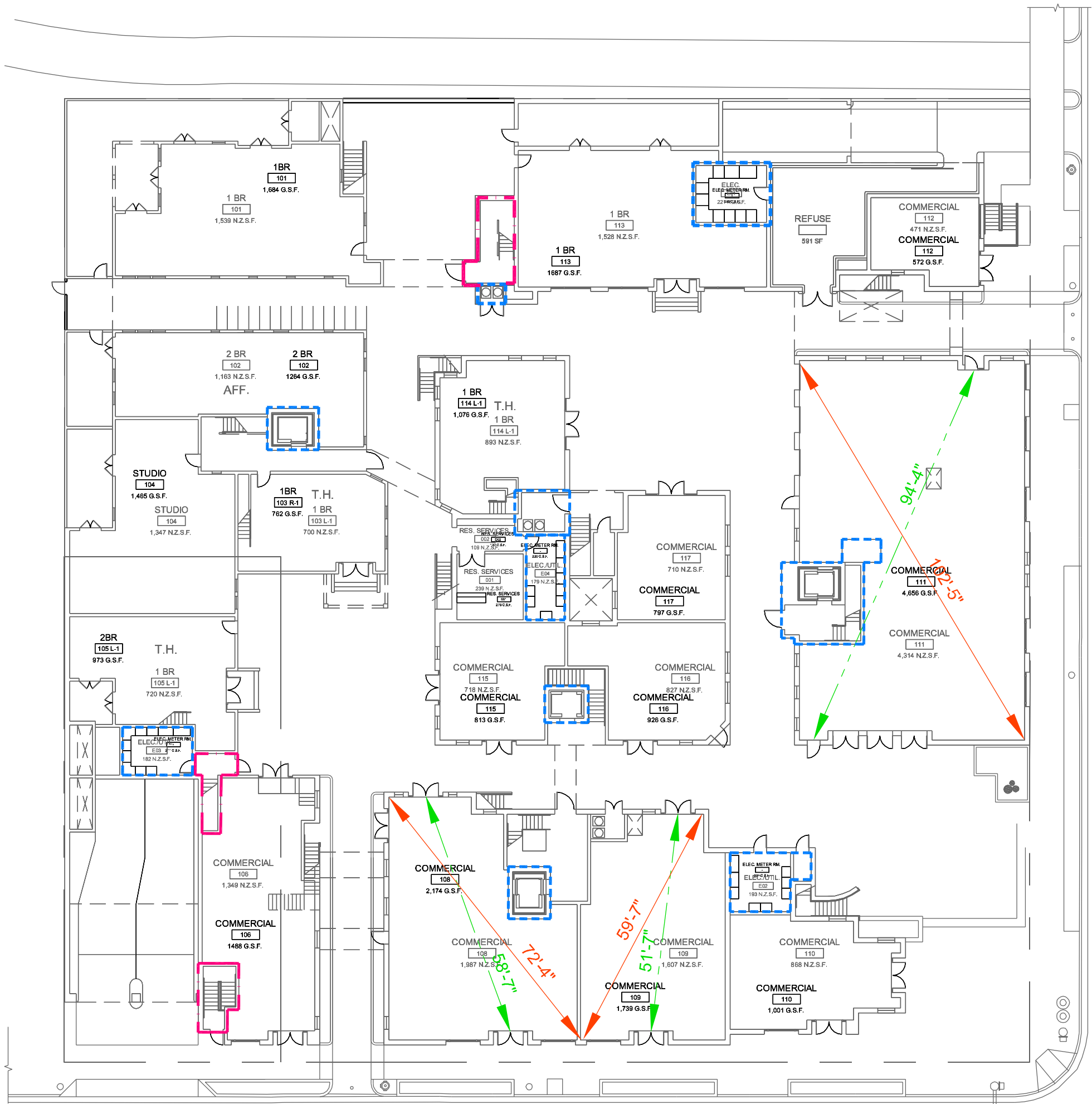


LEGEND

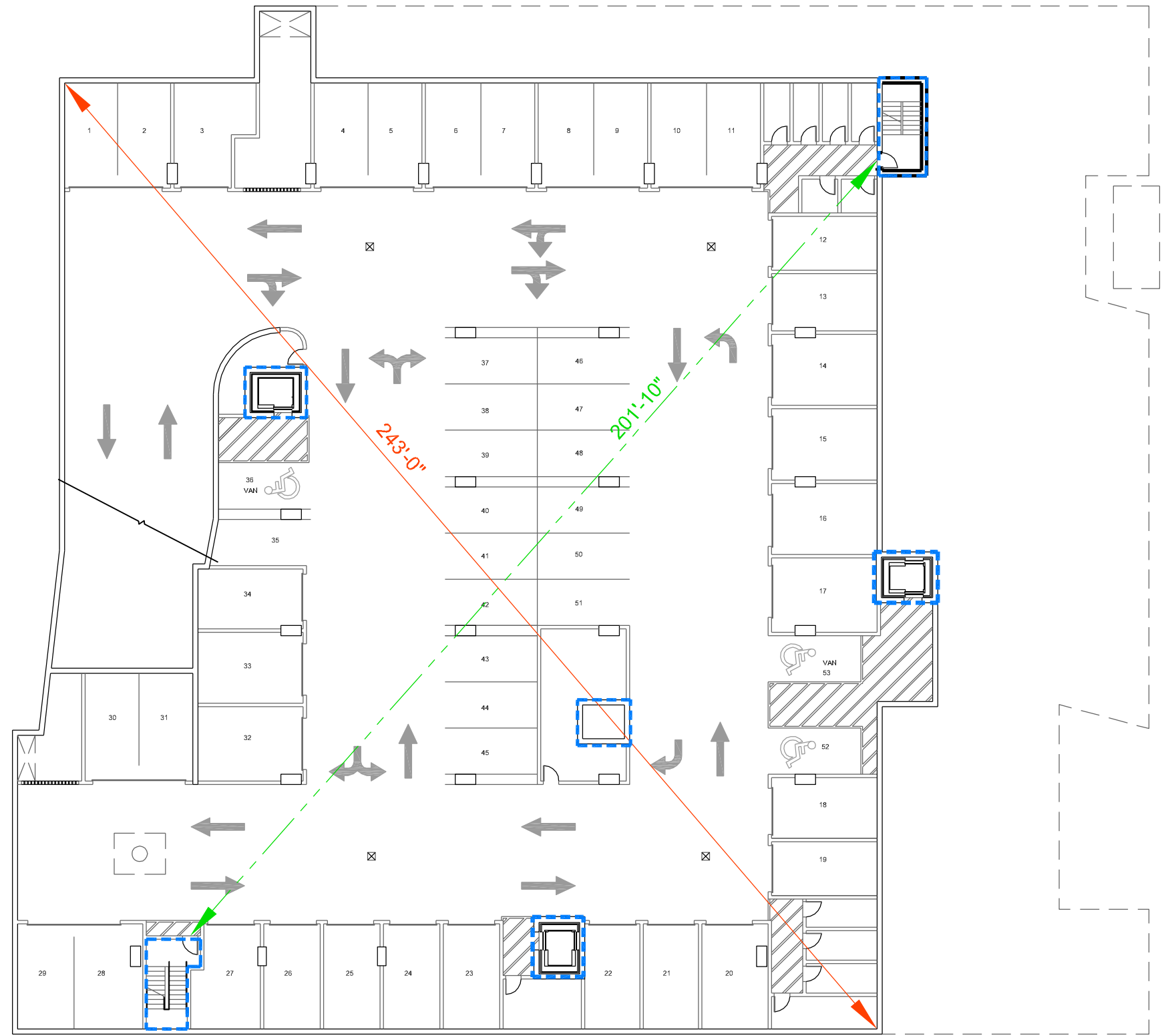
- TWO HOUR FIRE RATED PARTITION
- ONE HOUR FIRE RATED PARTITION
- UNRATED WALL OR PARTITION
- BUILDING DIAGONAL DISTANCE
- REMOTE EXIT DISTANCE



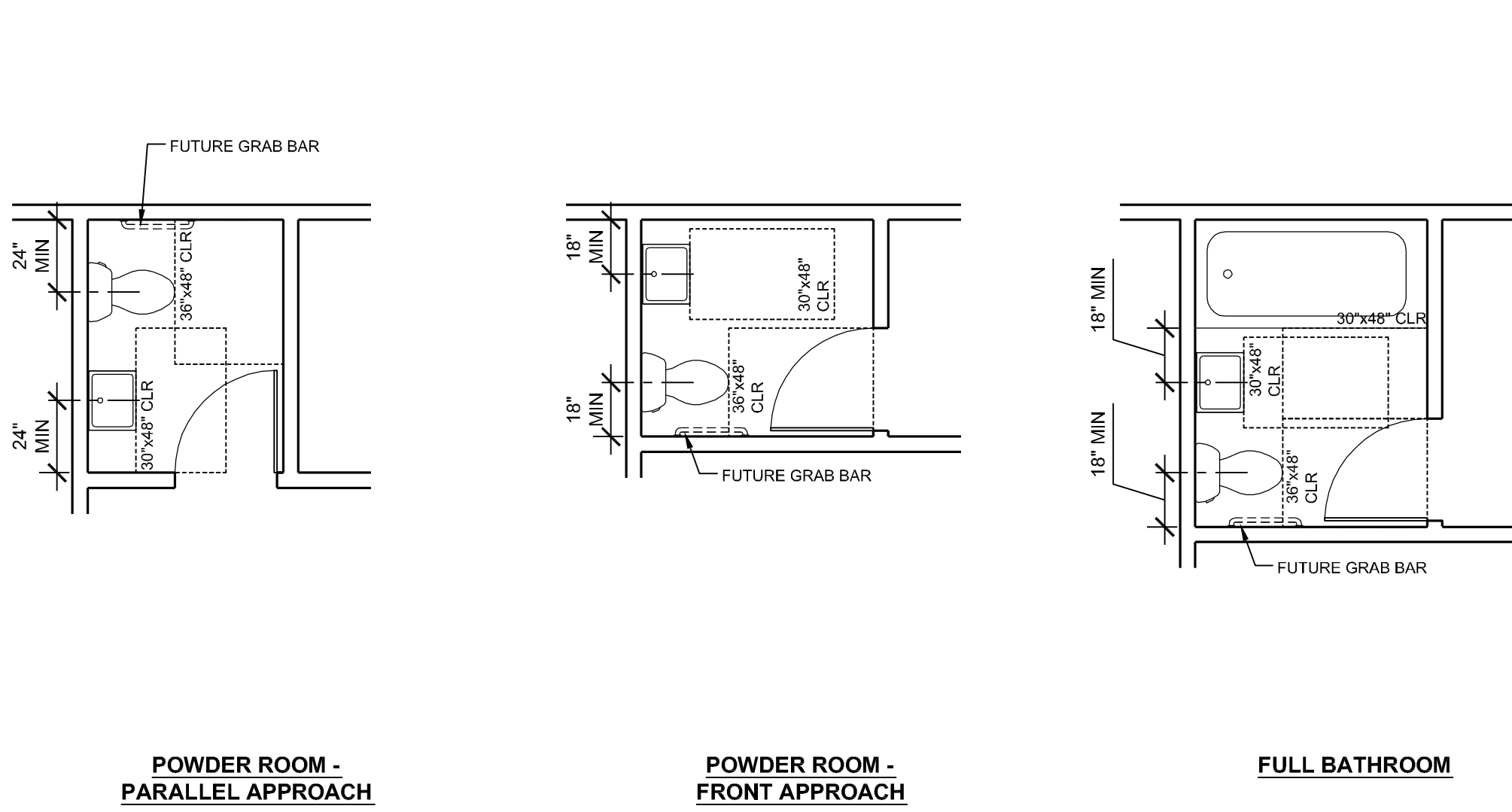
THIRD FLOOR PLAN  
1"=30' 05



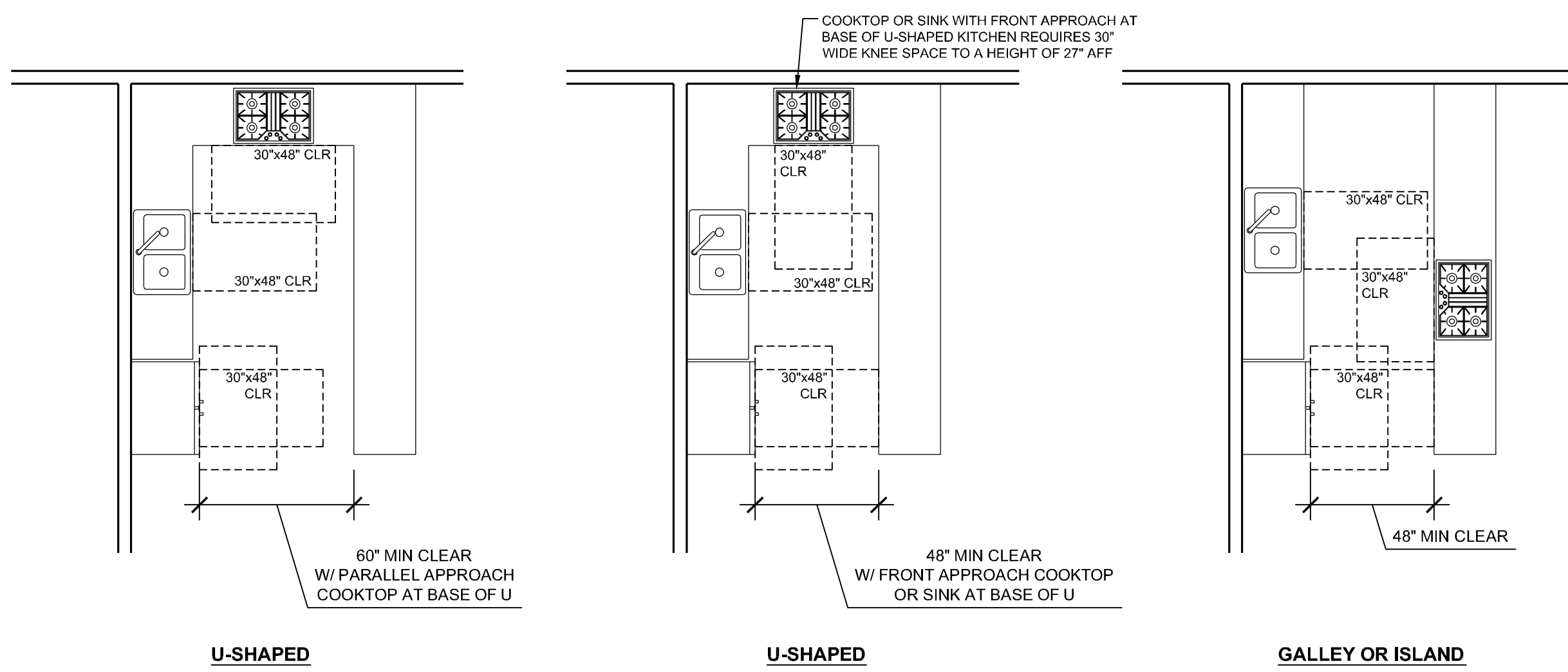
GROUND FLOOR PLAN  
1"=30' 03







**TYPICAL ACCESSIBLE BATHROOM CONFIGURATIONS**  
PER CBC 2007 CHAPTER 11A DIVISION IV



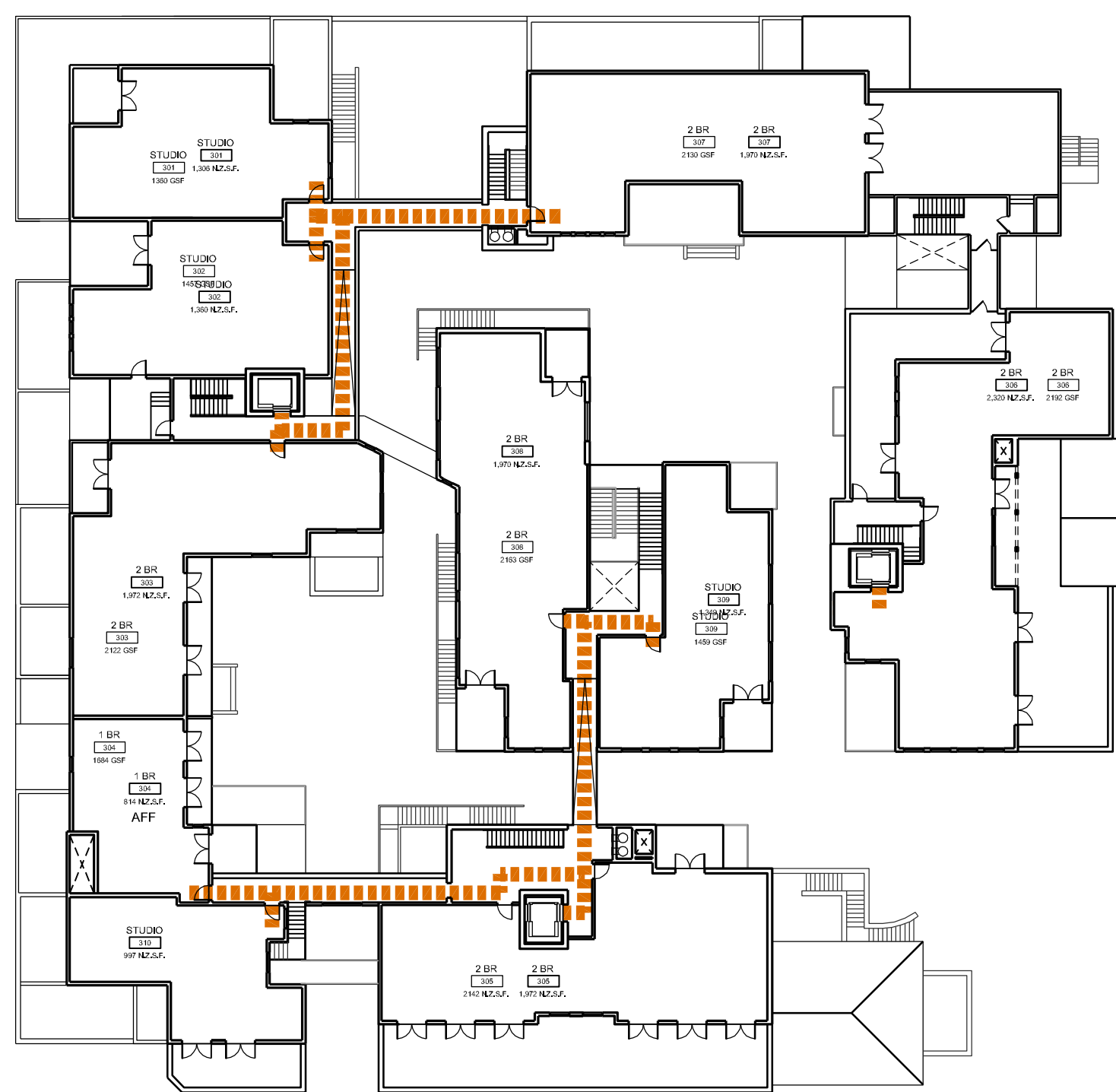
**TYPICAL ACCESSIBLE KITCHEN CONFIGURATIONS**  
PER CBC 2007 CHAPTER 11A DIVISION IV

## LEGEND

ACCESSIBLE PATH OF TRAVEL - 36" CLEAR WIDTH

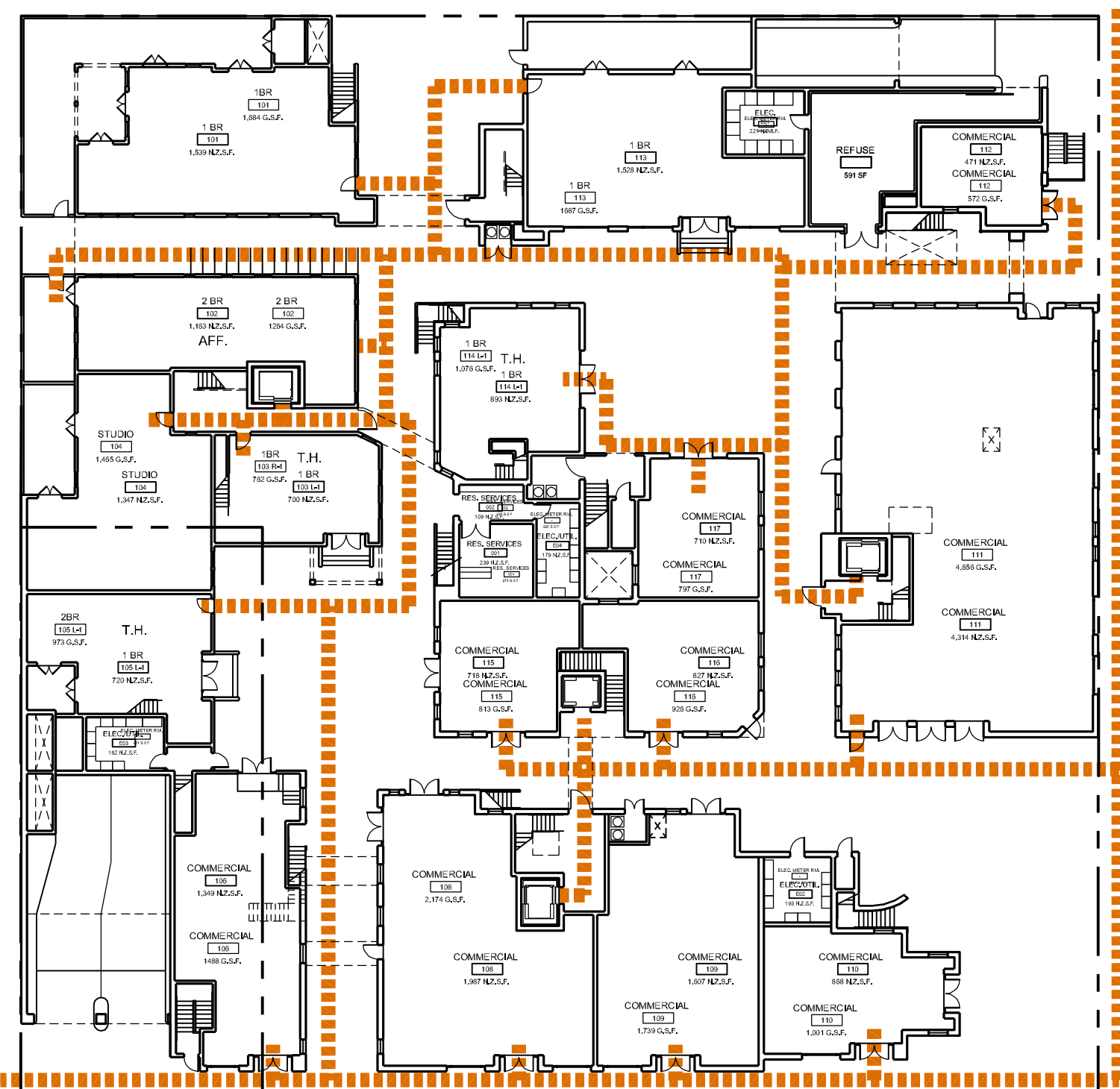
## GENERAL ACCESSIBILITY NOTES

- UNIT INTERIORS TO COMPLY WITH CBC 2007 CHAPTER 11A DIVISION IV.
- AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO ALL UNITS AND THROUGH ALL ROOMS AND SPACES IN EACH UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS. REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES, AND BATROOM FIXTURES. THE ACCESSIBLE ROUTE SHALL BE 36" WIDE MINIMUM.
- CHANGES IN LEVEL ALONG ACCESSIBLE ROUTE NOT TO EXCEED 2". CHANGES IN LEVEL NOT EXCEEDING 2" MAY BE VERTICAL. GREATER CHANGES UP TO 2" MUST BE BEVELED WITH A 50% MAXIMUM SLOPE. CHANGES IN LEVEL GREATER THAN 2" MUST BE MADE BY MEANS OF A RAMP, ELEVATOR, OR SPECIAL ACCESS LIFT.
- DOORS SHALL BE NOT LESS THAN 6'-8" IN HEIGHT. THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY CBC SECTION 1002.2.3. THE WIDTH OF THE LEVEL AREA ON THE DOOR SWING SIDE SHALL EXTEND 18" PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH CBC SECTION 1126A.
- KITCHENS TO COMPLY WITH CBC SECTION 1133A.
- BATHROOMS TO COMPLY WITH CBC SECTION 1134A.
- GROUND LEVEL TO HAVE MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL WITH MAXIMUM 2% CROSS SLOPE.



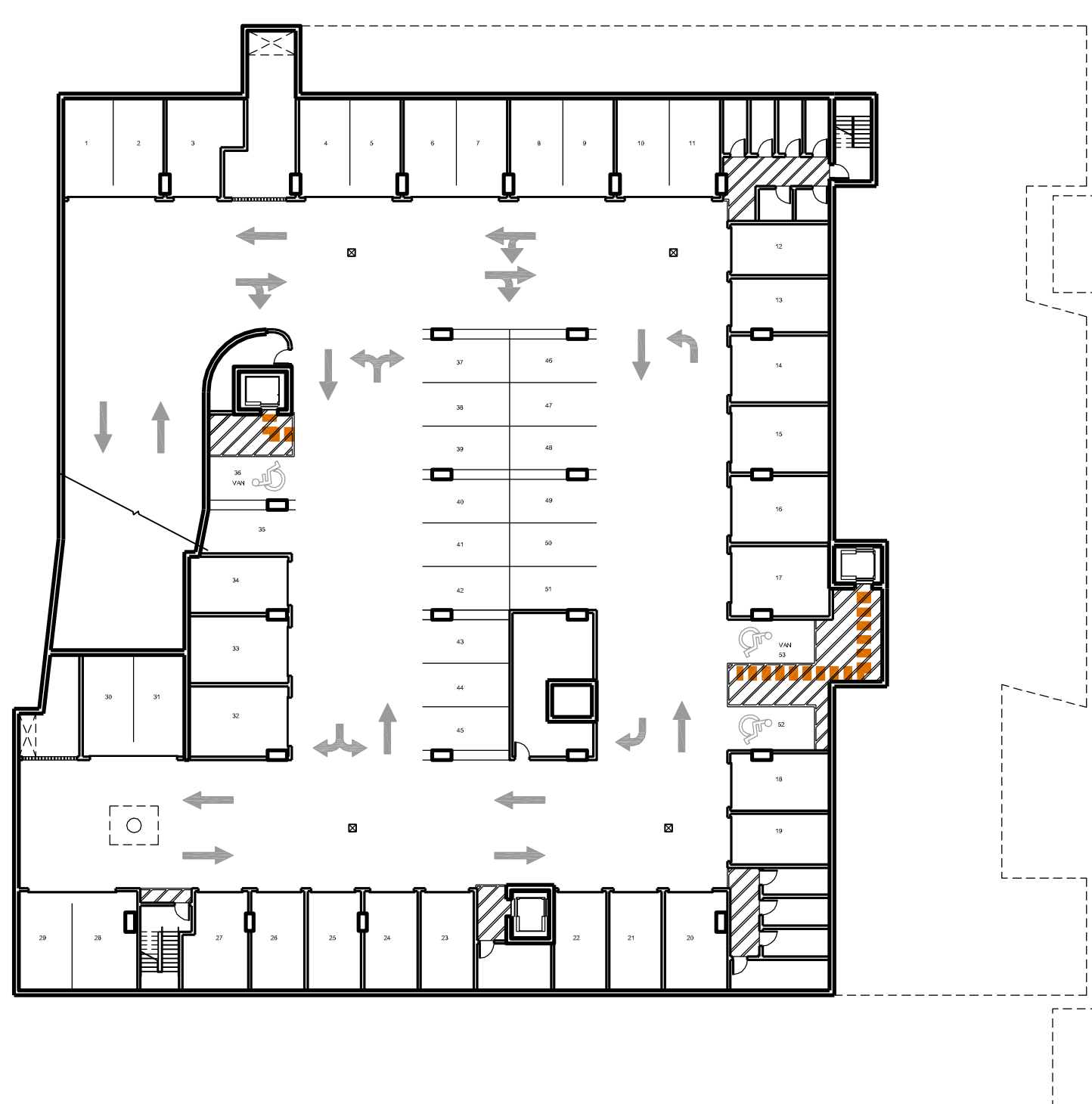
**THIRD LEVEL ACCESSIBILITY PLAN**  
1" = 30'-0"

**05**



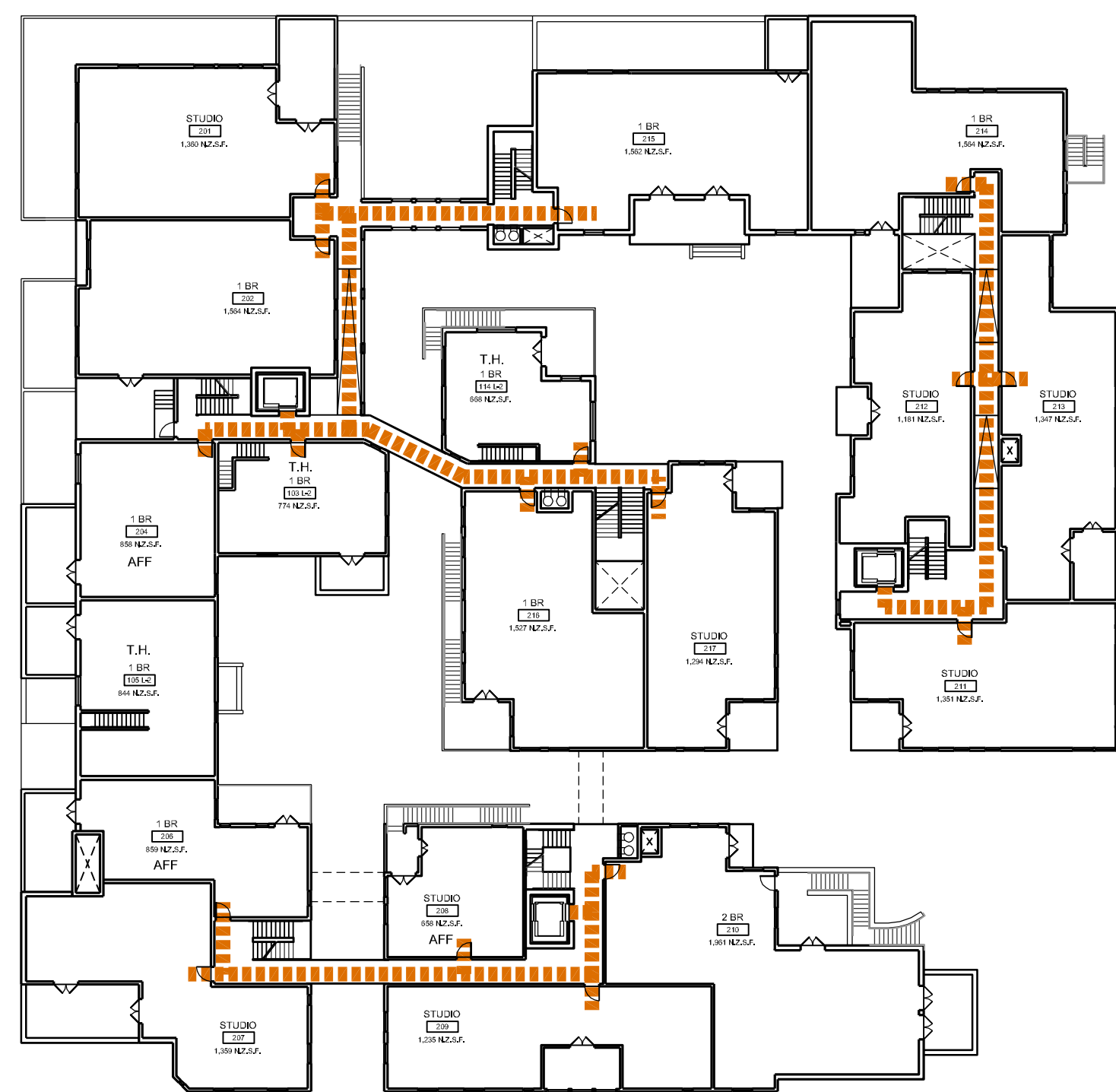
**GROUND LEVEL ACCESSIBILITY PLAN**  
1" = 30'-0"

**03**



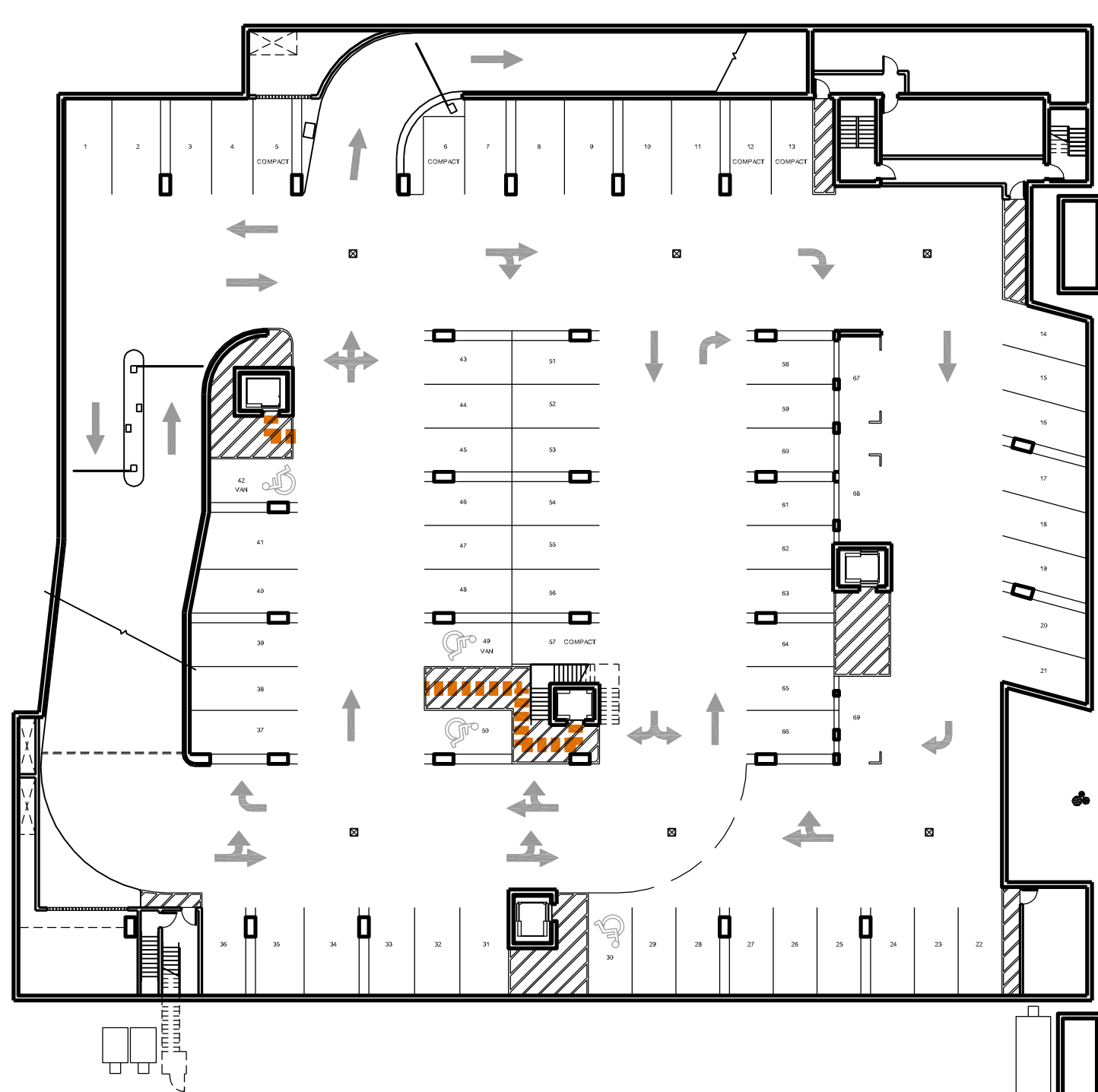
**SECOND BELOW GRADE PARKING LEVEL ACCESSIBILITY PLAN**  
1" = 30'-0"

**01**



**SECOND LEVEL ACCESSIBILITY PLAN**  
1" = 30'-0"

**02**



**FIRST BELOW GRADE PARKING LEVEL ACCESSIBILITY PLAN**  
1" = 30'-0"

**02**

## RADIO SQUARE

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

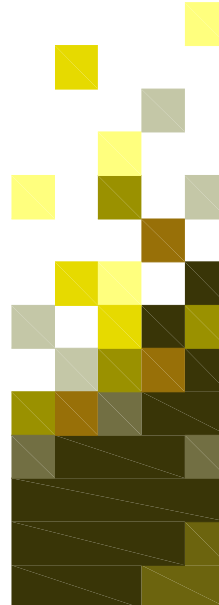
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	PC REVIEW RESUBMITTAL	04.10.08

## PC REVIEW RESUBMITTAL

**G010**  
ACCESSIBILITY  
PLANS

1" = 30'-0"

7.5 30 60 120



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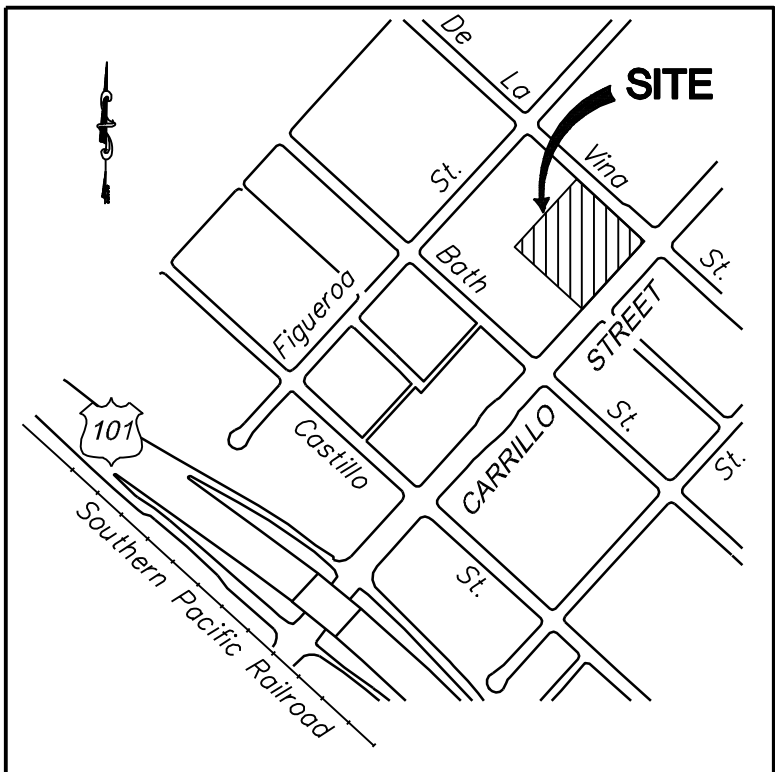
Santa Barbara, CA

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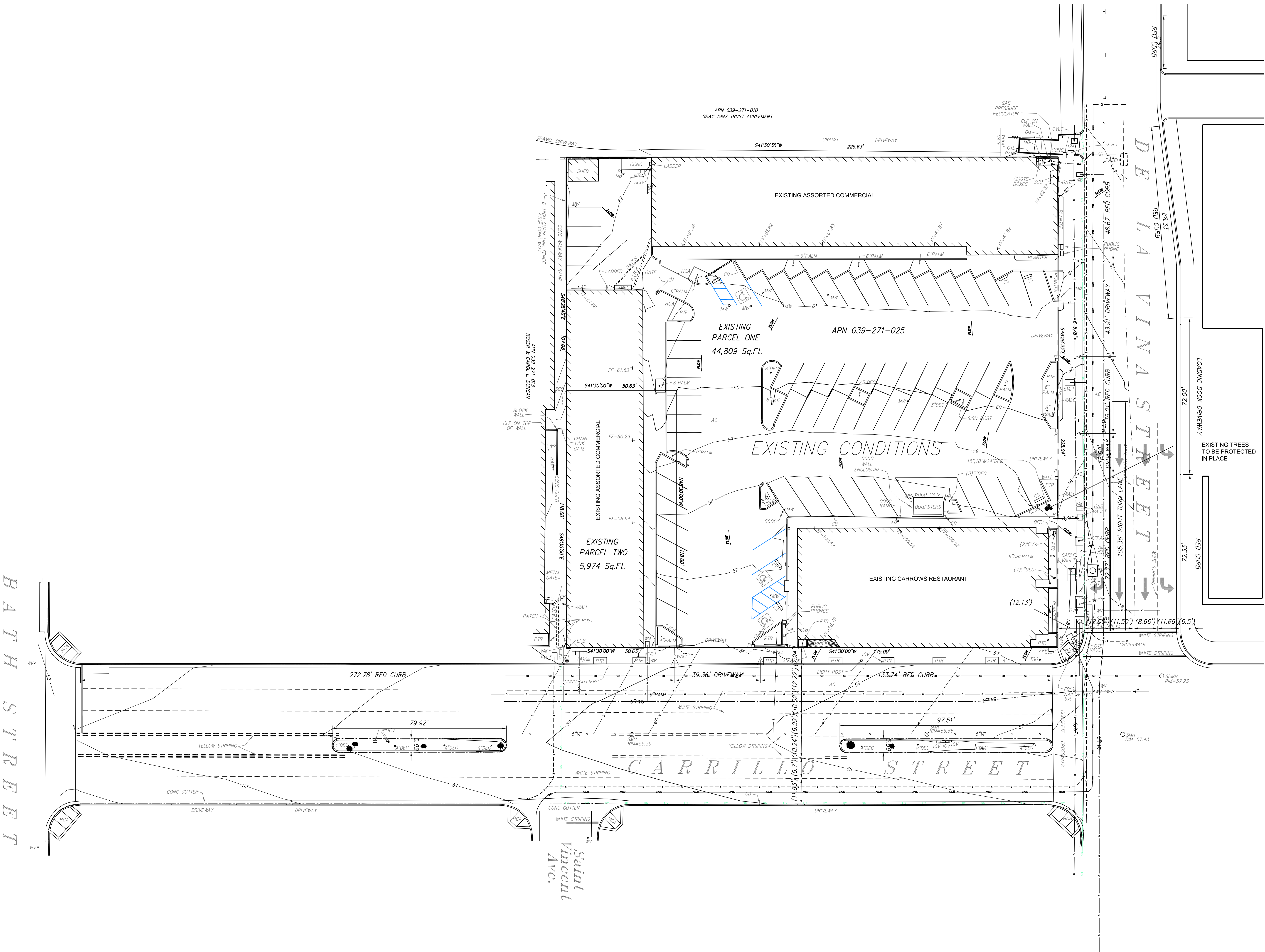


VICINITY MAP  
NO SCALE

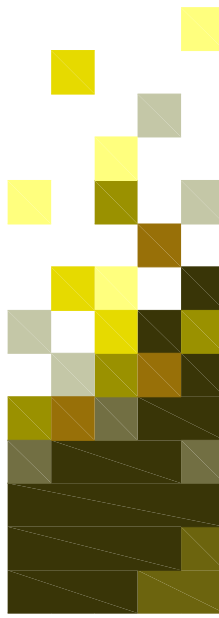
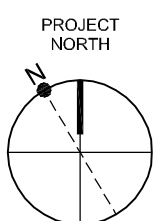
NOTE: THIS SURVEY RECEIVED FROM MNS ENGINEERS, INC. ON 02/13/06 IS A FINAL CERTIFIED ALTA SURVEY.

- LEGEND:**
- AC = ASPHALT
  - AD = AREA DRAIN
  - BFR = BACK FLOW REGULATOR
  - BK = BOOK
  - CB = DRAINAGE CATCH BASIN
  - CD = CURB DRAINAGE
  - CLF = CHAIN LINK FENCE
  - CNC / CONC = CONCRETE
  - COR = CORNER
  - CS = CONC CAR STOP
  - CP = CONTROL POINT
  - CVLT = CABLE TV VAULT
  - ECP = ELECTRIC CONTROL PANEL
  - EPB = ELECTRIC PULL BOX
  - EVLT = ELECTRIC VAULT
  - FD = FOUND MONUMENT AS NOTED
  - G = UNDERGROUND GAS LINE
  - GM = GAS METER
  - HCA = HANDICAP ACCESS
  - HP = HANDICAP PARKING
  - ICV = IRRIGATION CONTROL VALVE
  - SL = LIGHTING POST
  - M = MEASURED
  - MB = METAL BOLLARD
  - MW = MONITORING WELL
  - O.R. = OFFICIAL RECORD
  - PG. = PAGE
  - P = PROPERTY LINE
  - P = PILLAR
  - PR = PLANTER
  - ROH = ROOF OVERHANG
  - SBS = SOLID BLUE STRIPING
  - SCO = SEWER CLEANOUT
  - SMH = STORMDRAIN MANHOLE
  - S.F. = SQUARE FEET
  - = SIGN
  - SWS = SOLID WHITE STRIPING
  - TEL = TELEPHONE
  - TSG = TRAFFIC SIGNAL
  - TYP = TYPICAL
  - WF = WOOD FENCE
  - WM = WATER METER
  - WV = WATER VALVE
  - W/ = WITH
  - = GROUND-SURVEYED TREE LOCATION

ALTA/ACSM LAND TITLE SURVEY  
OF "OLD TOWN MALL"  
202 WEST CARRILLO STREET  
APN 039-271-025  
IN THE CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA  
- PREPARED NOVEMBER 2005 -  
SHEET 1 of 1



NOTE: ALL EXISTING BUILDINGS AND PARKING TO BE DEMOLISHED FOR SITE BROWNFIELD REMEDIATION



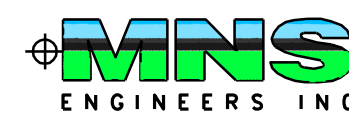
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Quality Infrastructure Services

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TELEPHONE (805) 692-6921 FAX (805) 692-6931

## RADIO SQUARE

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	DART N. D. SUBMITTAL	10.31.07
	HLC CONCEPT SUBMITTAL #2	11.28.07
	DART N. D. RESUBMITTAL	12.18.07
	PC REVIEW SUBMITTAL	01.24.08
	HLC CONCEPT SUBMITTAL #3	02.06.08
	HLC CONCEPT SUBMITTAL #4	03.05.08
	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

## PC REVIEW RESUBMITTAL

**C100**  
EXISTING SITE SURVEY

1" = 20'

50 20 40 80



# PC REVIEW SUBMITTAL

## TM1

### TENTATIVE TRACT MAP

1 of 8 Sheets

SCALE = 1"=20'

5	20	40
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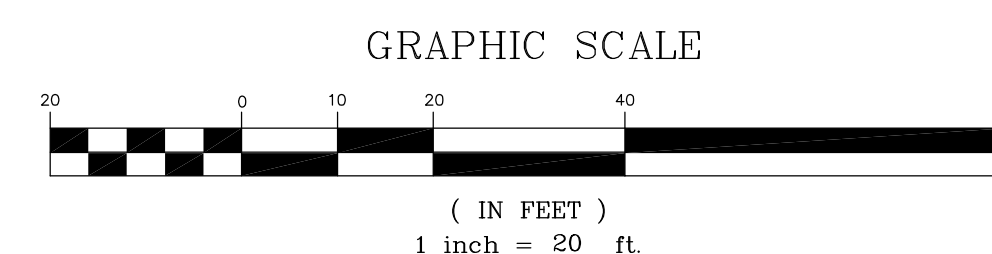
(Second Level Below Ground)

*Proposed Private Parking Garages  
and Resident & Guest Parking for Condominium Owners*



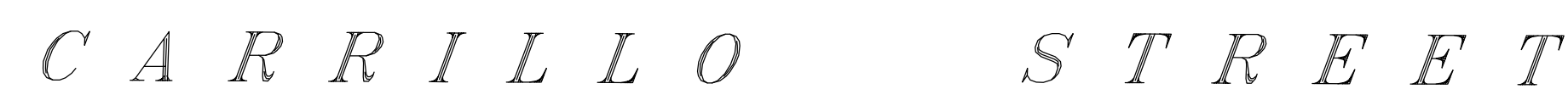
*Proposed Parking (This Level)*

Residential 1-Car Garages	20	
Residential 2-Car Garages	7	(14 SPACES)
Residential & Guest Single Spaces	19	
<u>Total Residential Parking</u>	<u>53</u>	



(First Level Below Ground)

*Proposed Common Space  
for Customer & Guest Parking*



*Proposed Parking (This Level)*

Public / Visitor Parking Spaces 69

TENTATIVE TRACT MAP No. \_\_\_\_\_

Being a Merger of Parcels  
and  
Creation of a One-Lot Subdivision  
for  
37 Condominium Units  
at

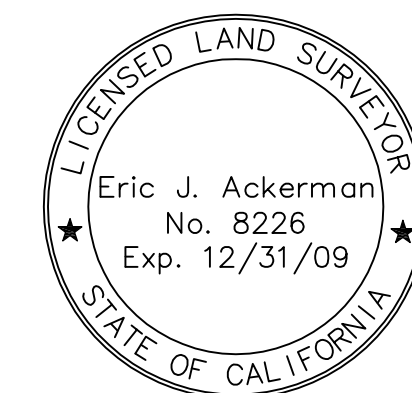
210 WEST CARRILLO STREET  
APN 039-271-025  
IN THE CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA  
- Prepared March 2008 -

PLANNING COMMISSION – APRIL 2008



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## RADIO SQUARE

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

**PROJECT #: 0508-CRP**

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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW SUBMITTAL

# TM2

**TENTATIVE TRACT MAP**  
2 of 8 Sheets

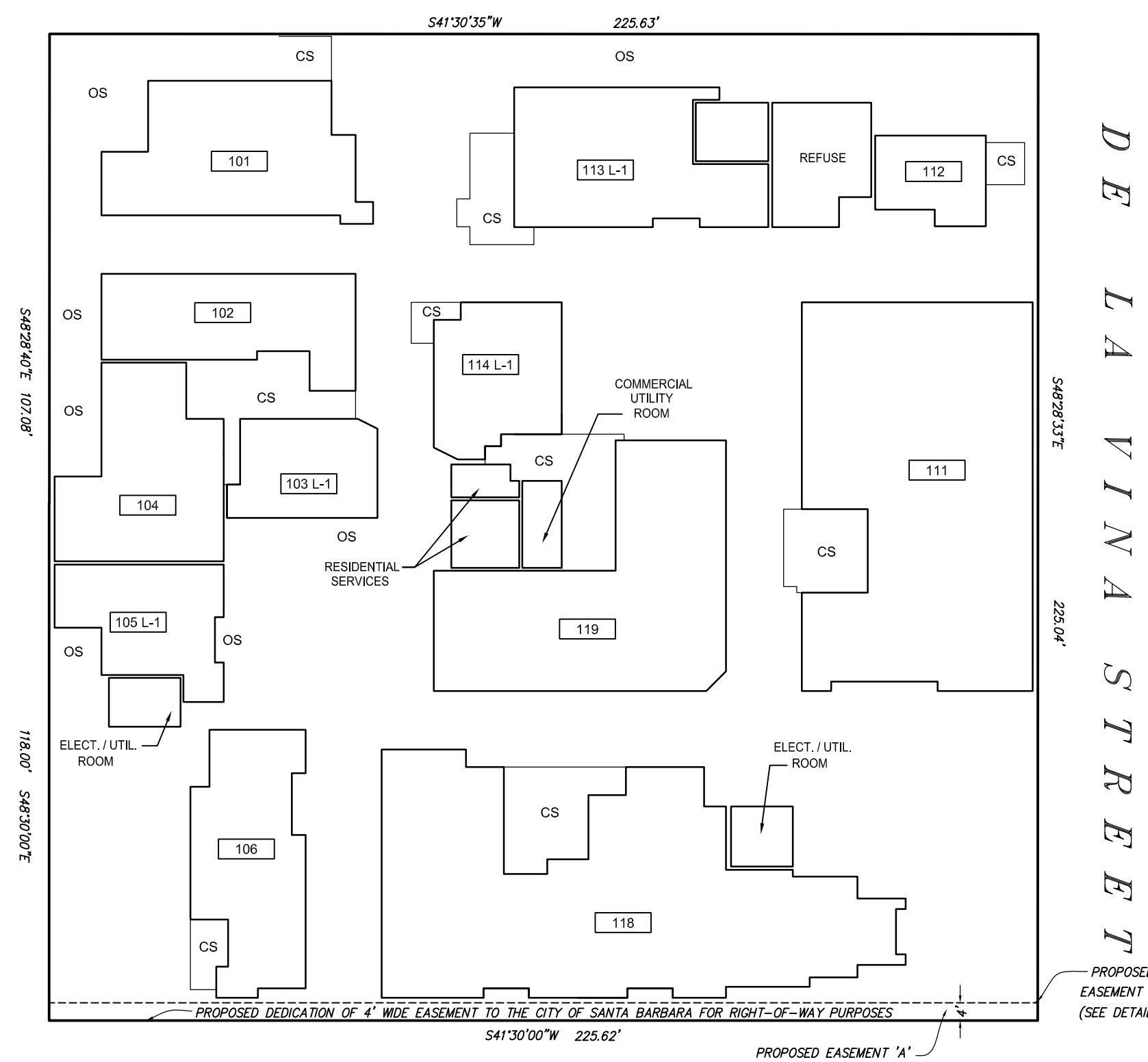
SCALE = 1"=20'

5	20	40
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## LEVEL 1

(Street Level)



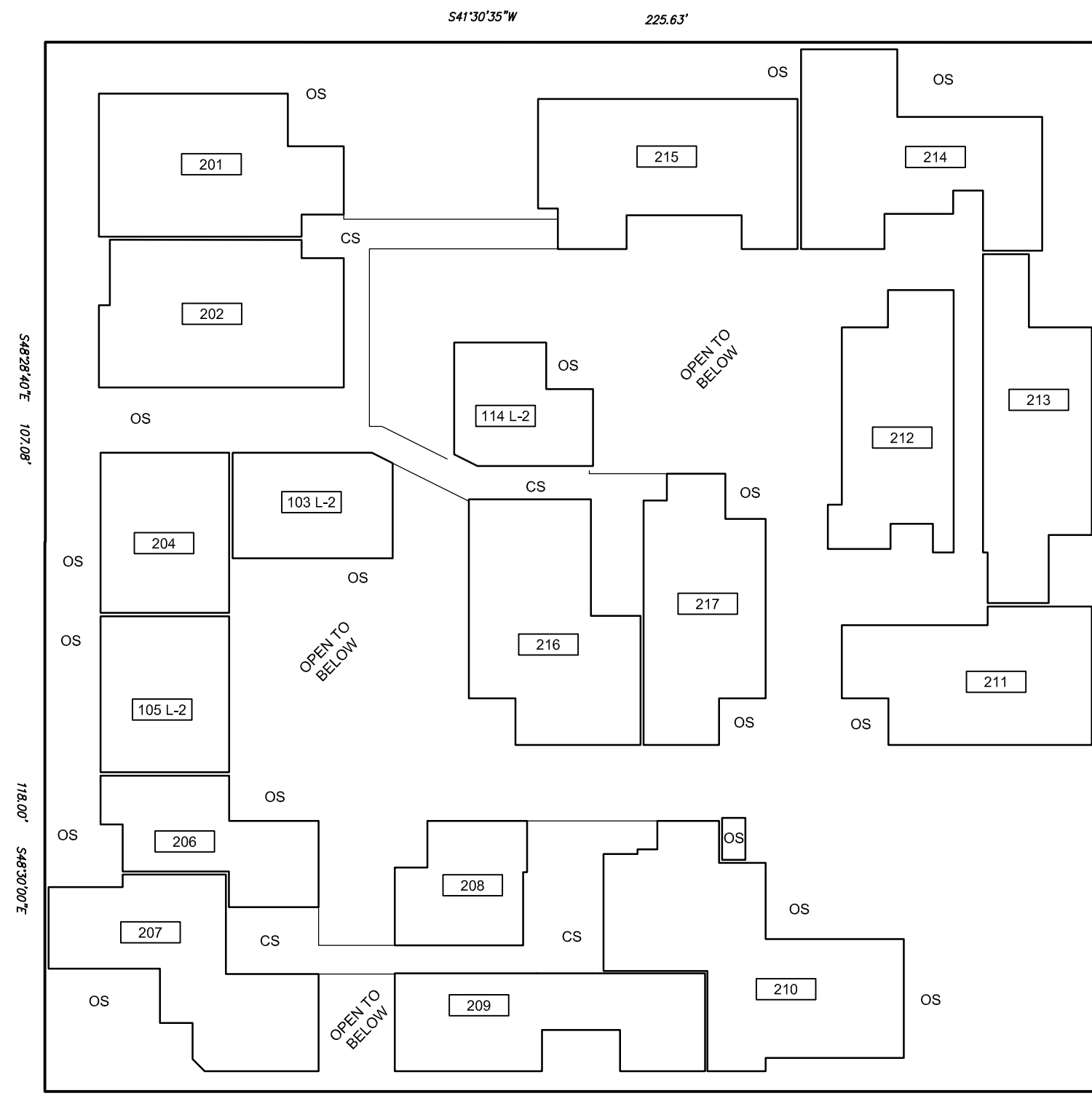
CARRILLO STREET

DE LA VINA STREET

NOTE:

UNITS 106, 111, 112, 118 & 119 ARE COMMERCIAL  
UNITS TO HAVE ONE SINGLE OWNER

## LEVEL 2



CARRILLO STREET

DE LA VINA STREET

### LEGEND

POS PRIVATE OPEN SPACE  
CS COMMON SPACE

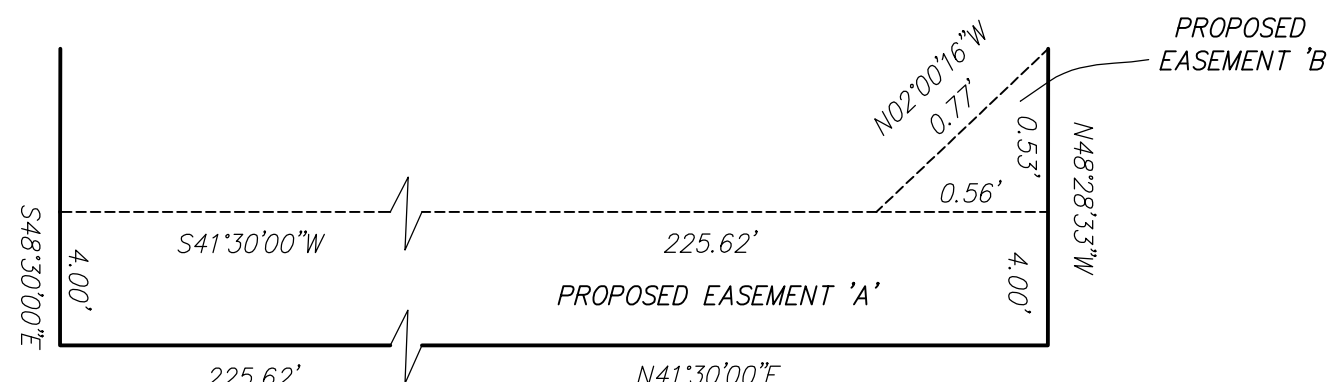
### PROPOSED EASEMENTS

1. A 4 FT WIDE EASEMENT ALONG CARRILLO STREET TO CITY OF SANTA BARBARA FOR RIGHT-OF-WAY PURPOSES.
2. AN EASEMENT IN GROSS FOR WATER METER READING PURPOSES.

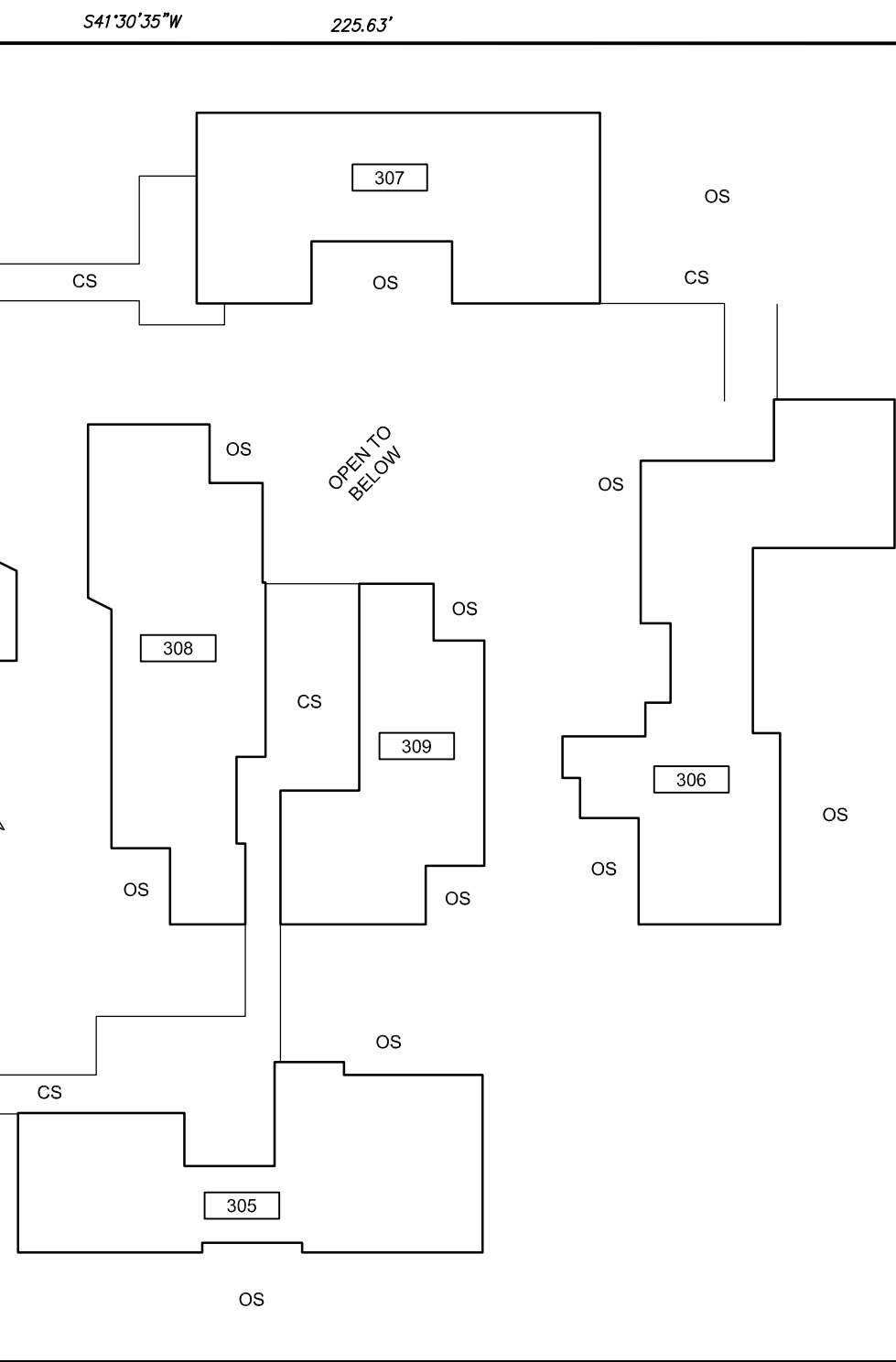
### PROPOSED EASEMENTS

EASEMENT A - FOR RIGHT OF WAY  
PURPOSES TO THE CITY OF SANTA  
BARBARA

EASEMENT B - FOR RIGHT OF WAY  
PURPOSES TO THE CITY OF SANTA  
BARBARA

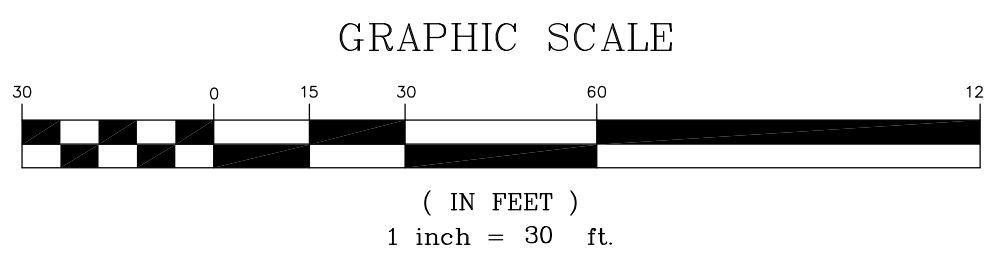


DETAIL  
NO SCALE



CARRILLO STREET

DE LA VINA STREET



TENTATIVE TRACT MAP No. \_\_\_\_\_

Being a Merger of Parcels  
and  
Creation of a One-Lot Subdivision  
for  
37 Condominium Units  
at

210 WEST CARRILLO STREET  
APN 039-271-025  
IN THE CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA  
- Prepared March 2008 -

PLANNING COMMISSION - APRIL 2008



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## RADIO SQUARE

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SANTA BARBARA, CA 93101

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HLC CONCEPT SUBMITTAL #5		03.19.08
PC REVIEW RESUBMITTAL		04.10.08

PC REVIEW SUBMITTAL

# TM3

TENTATIVE TRACT MAP  
3 of 8 Sheets

SCALE = 1"=30'

30

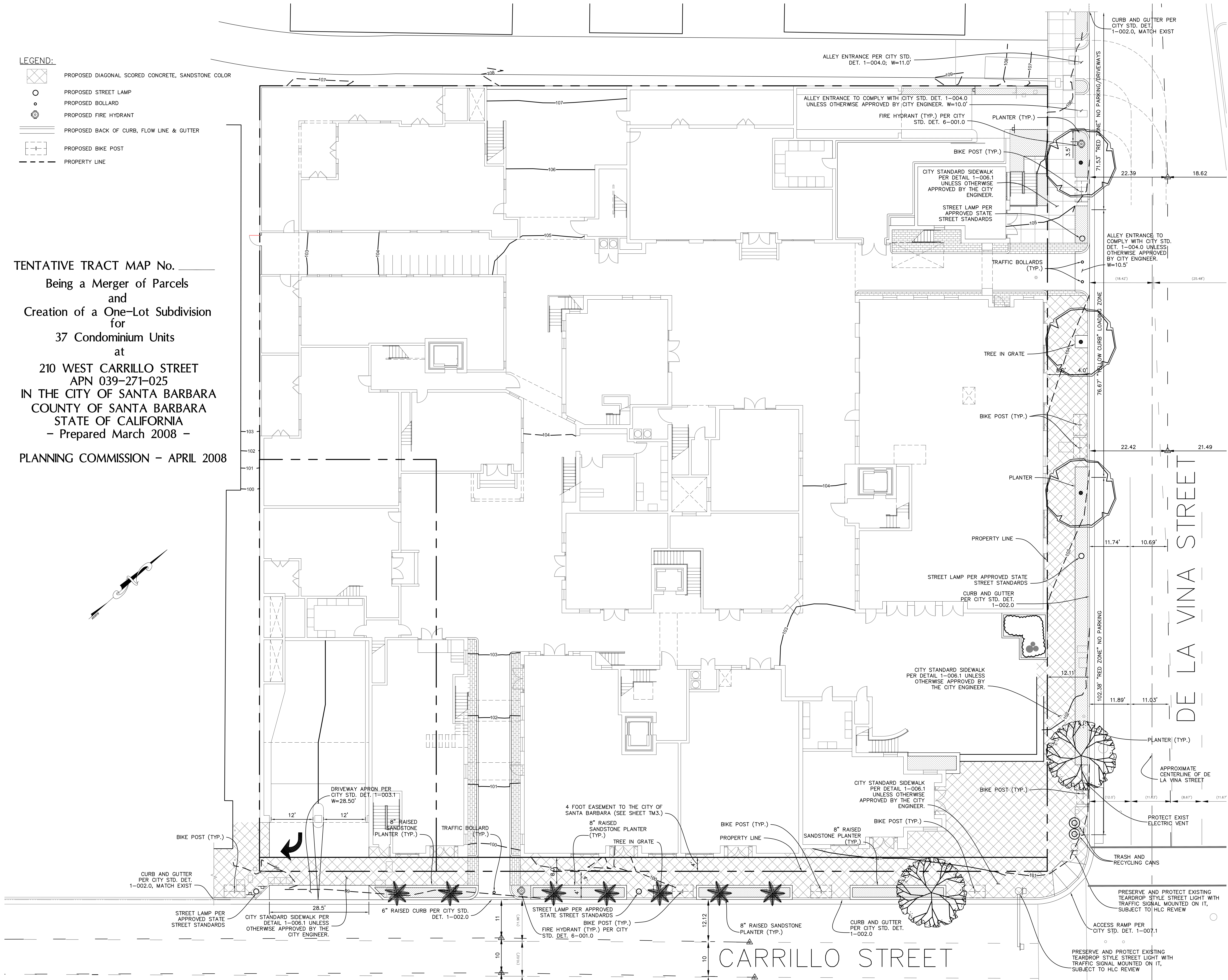
60



LEGEND:

- PROPOSED DIAGONAL SCORED CONCRETE, SANDSTONE COLOR
- PROPOSED STREET LAMP
- PROPOSED BOLLARD
- PROPOSED FIRE HYDRANT
- PROPOSED BACK OF CURB, FLOW LINE & GUTTER
- PROPOSED BIKE POST
- PROPERTY LINE

TENTATIVE TRACT MAP No. \_\_\_\_\_  
Being a Merger of Parcels  
and  
Creation of a One-Lot Subdivision  
for  
37 Condominium Units  
at  
210 WEST CARRILLO STREET  
APN 039-271-025  
IN THE CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA  
- Prepared March 2008 -  
PLANNING COMMISSION - APRIL 2008



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REGISTERED PROFESSIONAL ENGINEER  
SHAWN W. KOWALEWICZ  
No. 59539  
Exp. 12-31-09  
CIVIL  
STATE OF CALIFORNIA

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**PC REVIEW SUBMITTAL**  
**TM 4**  
TENTATIVE TRACT MAP  
R.O.W. IMPROVEMENTS  
4 of 8  
SCALE = 1"=10'  
10 20 40



TENTATIVE TRACT MAP No.

Being a Merger of Parcels  
and  
Creation of a One-Lot Subdivision  
for  
37 Condominium Units  
at  
210 WEST CARRILLO STREET  
APN 039-271-025  
IN THE CITY OF SANTA BARBARA  
COUNTY OF SANTA BARBARA  
STATE OF CALIFORNIA  
- Prepared March 2008 -

PLANNING COMMISSION - APRIL 2008

TYPE	SIZE	LOCATION	NOTES
FIRE HYDRANT	6-INCH	DE LA VINA	CONNECTS TO 8-INCH CITY MAIN.
DOMESTIC WATER	4-INCH	DE LA VINA	CONNECTS TO 8-INCH CITY MAIN; INCLUDES BACK-FLOW PREVENTION.
ROOF/CURB STORM DRAIN	4-INCH	DE LA VINA	DISCHARGES INTO GUTTER.
GAS	--	DE LA VINA	CONNECTS TO UTILITY PROVIDERS SYSTEM.
COMMUNICATION	--	DE LA VINA	CONNECTS TO UTILITY PROVIDERS SYSTEM.
CABLE	--	DE LA VINA	CONNECTS TO UTILITY PROVIDERS SYSTEM.
CATCH BASIN LATERAL	24-INCH	DE LA VINA	CONNECTS TO 30-INCH CITY STORM DRAIN. UPGRADES EXISTING 12-INCH LATERAL WHICH SERVES TWO CATCH BASINS AND A 24" LATERAL FROM ACROSS DE LA VINA.
FIRE LINE	6-INCH	CARRILLO	CONNECTS TO 8-INCH CITY MAIN. INCLUDES BACK-FLOW PREVENTION.
FIRE HYDRANT	6-INCH	CARRILLO	CONNECTS TO 8-INCH CITY MAIN.
SEWER	8-INCH	CARRILLO	CONNECTS TO UPGRADED 8-INCH CITY MAIN. REQUIRES UPGRADE OF CITY MAIN IN CARRILLO FROM 6-INCH TO 8-INCH FROM DE LA VINA TO BATH STREET.

DRAINAGE NOTES:

- CATCH BASIN PER CITY STANDARD DETAIL 2-001.0.
- STORM DRAIN MANHOLE PER APWA STANDARD PLAN 321-0.
- DROP INLET WITH 18"x18" GRATE AND ABTECH ULTRA-URBAN FILTER MODEL D1414H. MAX. TREATMENT FLOWRATE = 0.39 CFS AND MAX. TRASH CAPACITY = 0.8 CF.
- CHANNEL (TROUGH) DRAIN.
- ROOF AND/OR DECK DRAIN.
- CURB DRAIN.
- ALL PIPES SLOPED 2% MINIMUM.
- PASSIVE FILTRATION AREA.

SITE HYDROLOGY

CONDITION	STORM EVENT FLOWS (cfs)					
	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
PRE-PROJECT	2.45	3.57	4.31	5.22	5.88	6.53
POST-PROJECT	2.41	3.53	4.28	5.19	5.86	6.50

HYDROLOGY DETERMINED USING HYDROCAD 7.1 AND SANTA BARBARA COUNTY FLOOD CONTROL DISTRICT'S STANDARDIZED INPUT PARAMETERS.

SITE AREA = 50,782SF To = 5 MINUTES (MINIMUM)

ROOF RIDGE LINES USED TO DEFINE CATCHMENT AREAS.

	Water Shed Area (SF)				Avg. CN	1-INCH STORM RUNOFF (CFS)
	Total	Impervious	%	Pervious	%	
Existing	50,782	49,007	97	1,775	3	98
Proposed	50,782	47,199	93	3,583	7	97

STORM WATER FLOW CALCULATION:

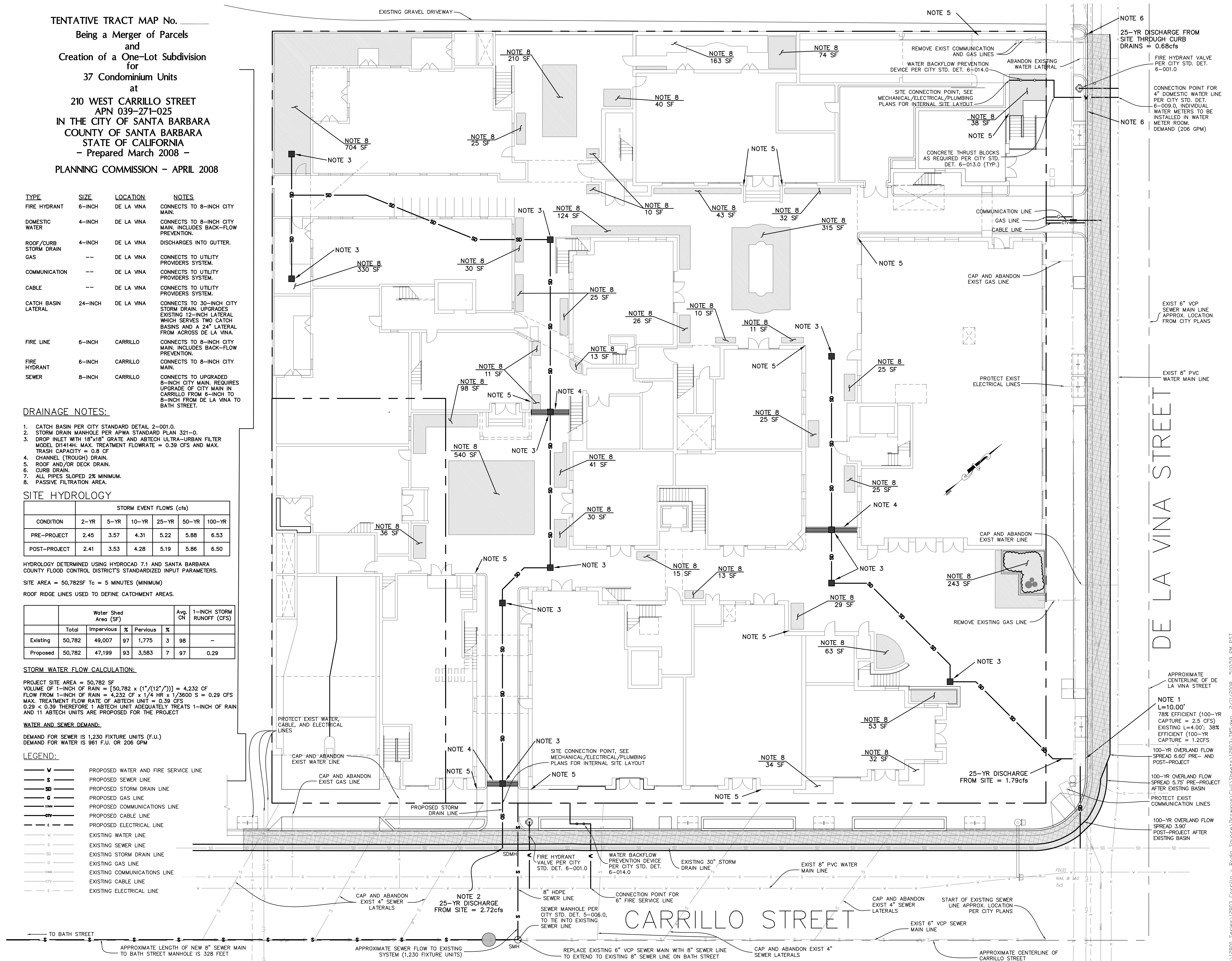
PROJECT SITE AREA = 50,782 SF  
VOLUME OF 1-INCH OF RAIN =  $[50,782 \times (1" / (12" / 7))]$  = 4,232 CF  
FLOW FROM 1-INCH OF RAIN =  $4,232 \text{ CF} \times 1/4 \text{ HR} \times 1/3600 \text{ S} = 0.29 \text{ CFS}$   
MAX. TREATMENT FLOW RATE OF ABTECH UNIT = 0.39 CFS  
 $0.29 < 0.39$  THEREFORE 1 ABTECH UNIT ADEQUATELY TREATS 1-INCH OF RAIN  
AND 11 ABTECH UNITS ARE PROPOSED FOR THE PROJECT

WATER AND SEWER DEMAND:

DEMAND FOR SEWER IS 1,230 FIXTURE UNITS (F.U.)  
DEMAND FOR WATER IS 961 F.U. OR 206 GPM

LEGEND:

—V—	PROPOSED WATER AND FIRE SERVICE LINE
—S—	PROPOSED SEWER LINE
—SD—	PROPOSED STORM DRAIN LINE
—G—	PROPOSED GAS LINE
—COMM—	PROPOSED COMMUNICATIONS LINE
—CIV—	PROPOSED CABLE LINE
—E—	PROPOSED ELECTRICAL LINE
—V—	EXISTING WATER LINE
—S—	EXISTING SEWER LINE
—SD—	EXISTING STORM DRAIN LINE
—G—	EXISTING GAS LINE
—COMM—	EXISTING COMMUNICATIONS LINE
—CIV—	EXISTING CABLE LINE
—E—	EXISTING ELECTRICAL LINE



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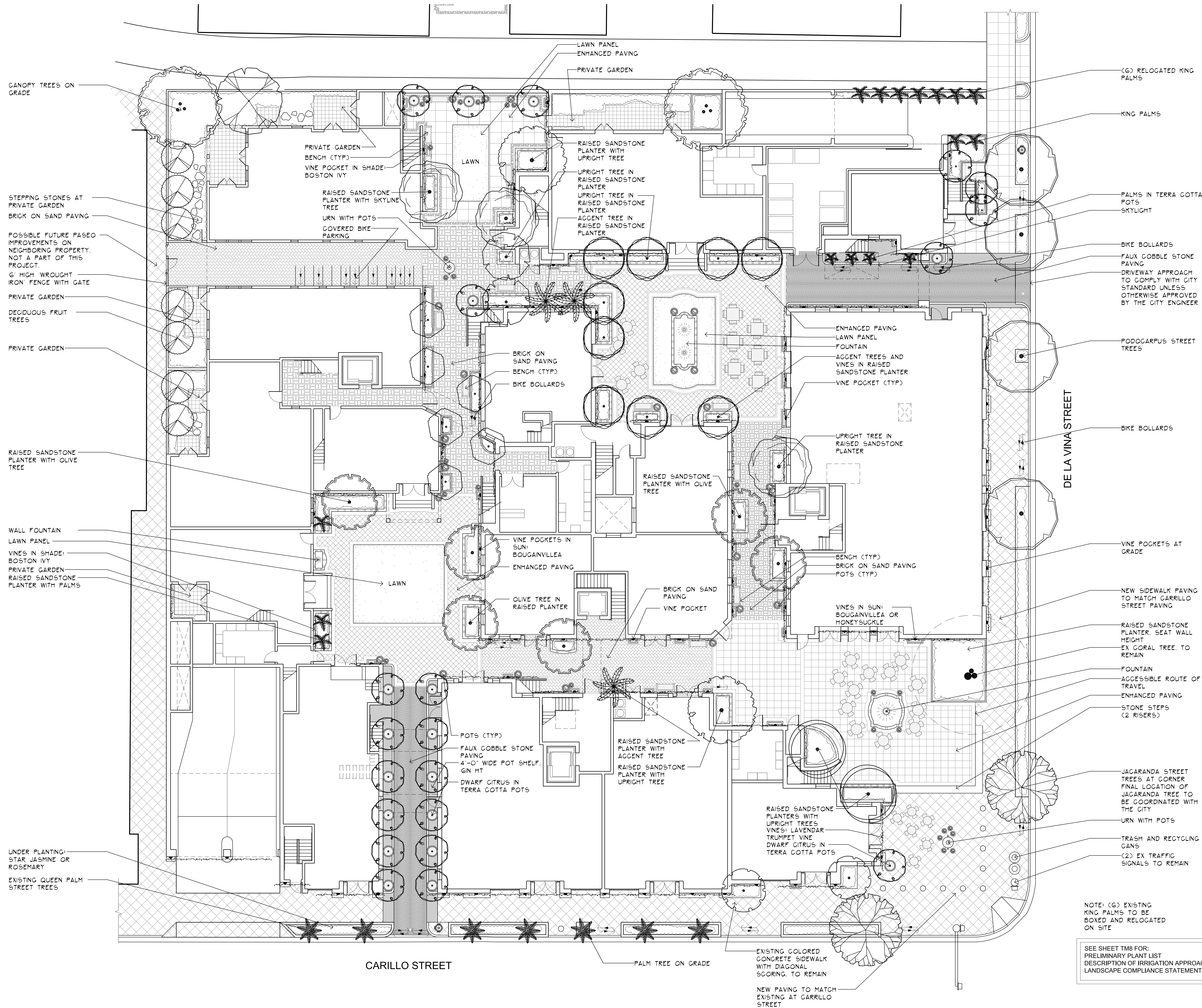
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**PC REVIEW SUBMITTAL**  
**TM 5**  
TENTATIVE TRACT MAP  
COMPOSITE UTILITY PLAN  
5 of 8  
SCALE = 1"=10'  
10 20 40

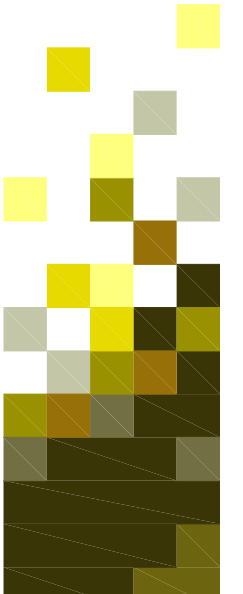








All drawings and detailed sections on this sheet are conceptual, pending structural engineering review. Landscape Architect is not responsible for details or connections, but has provided this document for the visual intent of the structures. Contractor is responsible for the preparation of engineered shop drawings for footings, grade details, abutment and railing connections. Subcontractor is responsible for securing appropriate permits and approvals.



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THE OFFICE OF  
KATIE  
O'REILLY  
ROGERS  
INC.



LANDSCAPE  
ARCHITECT  
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114 EAST DE LA GUERRA #4  
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PC REVIEW RESUBMITTAL		04.10.08

**PC REVIEW RESUBMITTAL**

**TM7**  
LANDSCAPE PLAN - LEVEL 01  
7 OF 8  
1" = 10'-0"



PRELIMINARY PLANT LIST

	BOTANIC NAME	COMMON NAME
	<b>SKYLINE TREES</b>	
	CHORISIA SPECIOSA	FLOSS SILK TREE
	EUCALYPTUS CITRIODORA	LEMON-SCENTED GUM
	NEUALUEA QUINQUELOE	CAJUPUT TREE
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
	<b>CANOPY TREES</b>	
	JACARANDA MMOSIFOLIA	JACARANDA
	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	PODOCARPUS GRACILIOR	FERN PINE
	QUERCUS SUBER	COAST LIVE OAK CORK OAK
	<b>UPRIGHT TREES</b>	
	CALODENDRUM CAPENSE	CAPE CHESTNUT
	EUCALYPTUS SPP	EUCALYPTUS
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
	GINKGO BILOBA	MAIDENHAIR TREE
	MARTINIA LUTEA	MARTINIA
	MICHELIA DOLTSOPA	NGN
	OLEA EUROPAEA	FRUITLESS OLIVE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE
	TRISTANIA CONFERTA	BRISBANE BOX
	<b>ACCENT TREES</b>	
	CHIONANTHUS RETUSA	CHINESE FRINGE TREE
	CITRUS SPP	CITRUS
	DIOSPYROS KAKI 'FUYU'	FUYU JAPANESE PERSIMMON
	FIGUS CARICA MISSION	MISSION FIG
	MALUS SPP	APPLE
	MAYTENUS BOARIA	MAYTEN TREE
	NETROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS TREE
	PRUNUS ARMENIACA	APRICOT
	PRUNUS PERSICA	NEACH
	PRUNUS P. NUCCIFERICA	NECTARINE
	PRUNUS SALICINA	PLUM
	PYRUS C. ARISTOCRAT.	BRADFORD PEAR
	STENOCAERUS SNUKUS	FRENCH TREE
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE
	<b>SCREEN SHRUBS</b>	
	LAURUS NOBILIS	SWEET BAY
	MYRTICA CALIFORNICA	PACIFIC WAX MYRTLE
	OSMANTHUS FRAGRANS	SWEET OLIVE
	PRUNUS CAROLINA	CAROLINA CHERRY
	SYZYGIUM PANGULATUM	BUSH CHERRY
	<b>LARGE SHRUBS</b>	
	ARBUTUS U. COMPACTA	DWARF STRAWBERRY TREE
	ESCALLONIA SPP	ESCALLONIA
	HIBISCUS SPP	HIBISCUS
	<b>MEDIUM SHRUBS</b>	
	GARISSA M. TUTTLE	NATAL PLUM
	ESCALLONIA BIFIDA	WHITE ESCALLONIA
	RHAPHIOLEPS I. CLARA	INDIAN HAWTHORN
	WESTRINGIA F. WYNTABBIE GEM	COAST ROSEMARY
	<b>ENTRY AND ACCENT SHRUBS</b>	
	AGAPANTHUS AFRICANUS	LLY-OF-THE-NILE
	AGAVE SPP	AGAVE
	HEMEROCALLIS HYBRIDUS	EVERGREEN DAYLILY
	LAVANDULA SPP	LAVENDER
	<b>GROUNDCOVERS</b>	
	CLIVIA MINATA	CLIVIA
	LIRIOPE MUSCARI	LLY TURF
	ROSMARINUS Q. PROSTRATA	PROSTRATE ROSEMARY
	TRACHELOSPERMUM JASMINODES	STAR JASMINE
	<b>VINES</b>	
	BOUGAINVILLEA SPP	BOUGAINVILLEA
	CLYTOSTOMA GALLISTEGIOIDES	VIOLET TRUMPET VINE
	DISTICTUS LAXIFLORA	VANILLA TRUMPET VINE
	FIGUS CARICA ESPALIER	FIG ESPALIER
	FIGUS P. YONNI	CREeping FIG
	GREWIA OCCIDENTALIS	LAVENDER STARFLOWER
	LONCERA HILDEBRANDIANA	GIANT BURMESE MONETYSUCKLE
	PANDOREA JASMINODES	BOWER VINE
	PARTHENOISSUS TRIGUSPIDATA	BOSTON IVY
	PASSIFLORA JASMINODES	PASSION VINE
	PIROSTEGIA VENUSTA	FLAME VINE
	RHOISSUS CAPENSIS	EVERGREEN GRAPE
	SOLANDRA MAXIMA	CUP-O'-GOLD VINE
	THUNBERGIA GRANDIFLORA	SKY FLOWER
	<b>IRRIGATION STATEMENT:</b>	
	COMMON AREA IRRIGATION WILL BE A COMBINATION OF LOW VOLUME SPRAY HEADS, BUBBLERS, AND DRIP SYSTEMS. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER. TIMERS WILL HAVE SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND WATERED.	
	<b>PLANTING:</b>	
	PLANTS LISTED AS 'RED ALERT' BY THE CALIFORNIA INVASIVE PLANT COUNCIL'S EXOTIC PLANT OF GREATEST ECOLOGICAL CONCERN IN CALIFORNIA (CIPC 1999) SHALL NOT BE USED FOR LANDSCAPING.	

Compliance Statement

Low-Water Using Landscape Design

Sheet #

Mandatory Measures:  
(Show calculations of required areas on referenced sheets.)

Approved low water species specified for lawn areas

No turf on >20% slope

For residential, 80% or > of landscape area low-water using plants  
For commercial, 100% of landscape area low-water using plants  
(Landscape area includes parkway)

< 20% of area in turf or high-water using plants  
(0% turf for commercial projects, except as exempted)

Two inches of mulch specified as required

Separate valve(s) to high-water using plants

Separate valve(s) to lawn areas

Irrigation designed to prevent overspray

List of irrigation stations, w/ rate in inches/hour, ga./hr. or ga./min.

Drip/low volume irrigation system on >25% of landscaped area

Exceptions Requested:  
(specify section no.)

I state that I am familiar with the Water Conservation Landscape Design Standards as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with the mandatory provisions thereof.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Signature

KATIE O'REILLY ROGERS

CA# 2968

10/31/2007

License #

Exp. Date

All drawings and detailed sections on this sheet are conceptual, pending structural engineering review. Landscape Architect is not responsible for details or connections, but has provided this document for the visual intent of the structure. Contractor is responsible for the preparation of engineered shop drawings for bolting, gusset details, anchor post and rilling connections. Subcontractor is responsible for securing appropriate building permits.

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THE OFFICE OF  
KATIE  
O'REILLY  
ROGERS  
INC

LANDSCAPE  
ARCHITECT  
CA #2968

114 EAST DE LA GUERRA #4  
SANTA BARBARA  
CALIFORNIA 93101  
(805) 963-2807

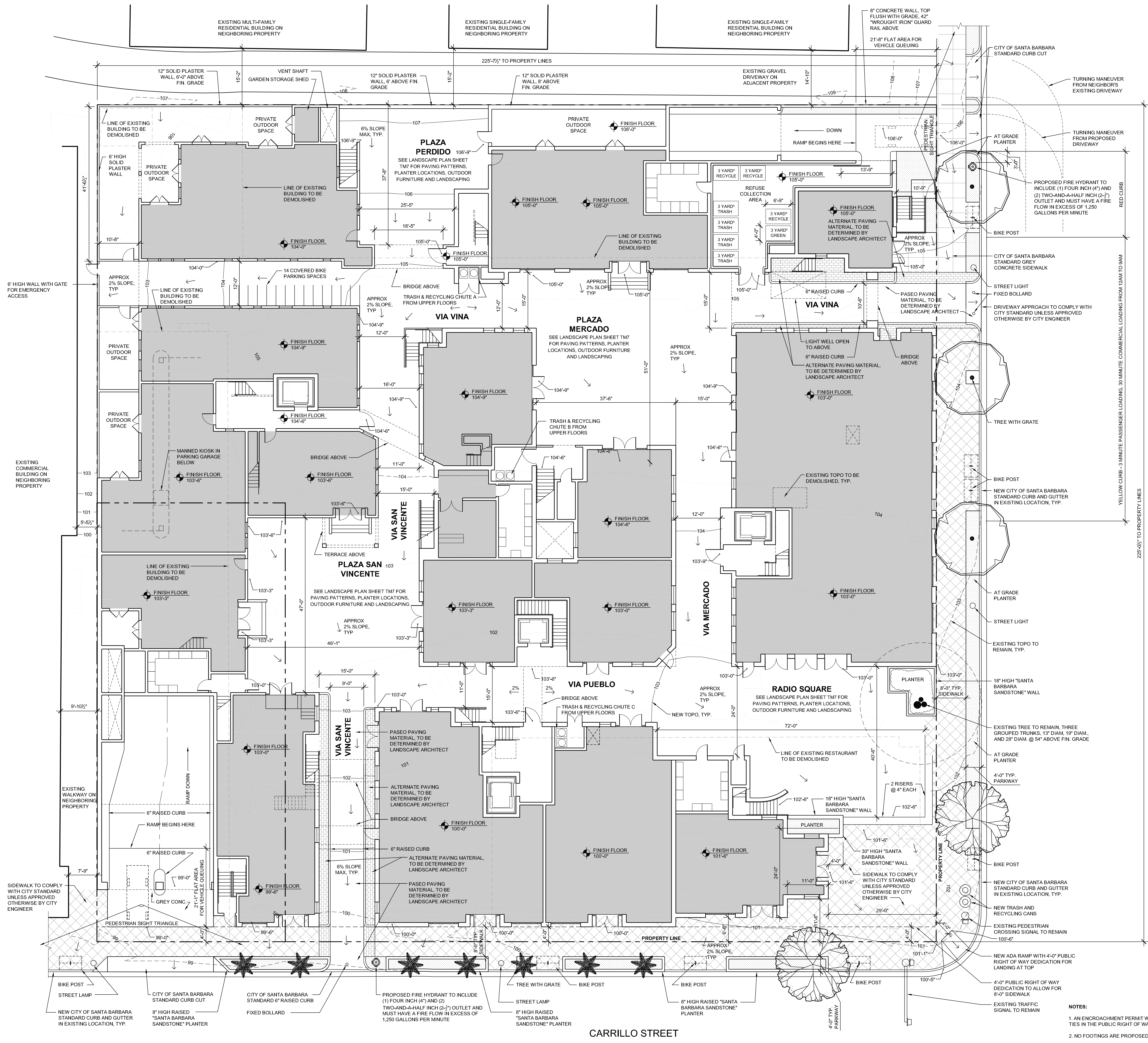
RADIO SQUARE		
210 WEST CARRILLO STREET SANTA BARBARA, CA 93101		
PROJECT #: 0508-CRP		
NO.	DESCRIPTION	DATE
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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

TM8

LANDSCAPE NOTES  
8 OF 8

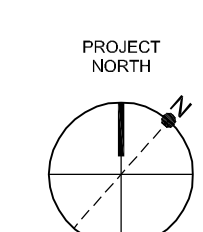




DE LA VINA STREET

CARRILLO STREET

- NOTES:**
1. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR SHORING TIES IN THE PUBLIC RIGHT OF WAY
  2. NO FOOTINGS ARE PROPOSED IN THE PUBLIC RIGHT OF WAY



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**RADIO SQUARE**

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**PC REVIEW RESUBMITTAL**

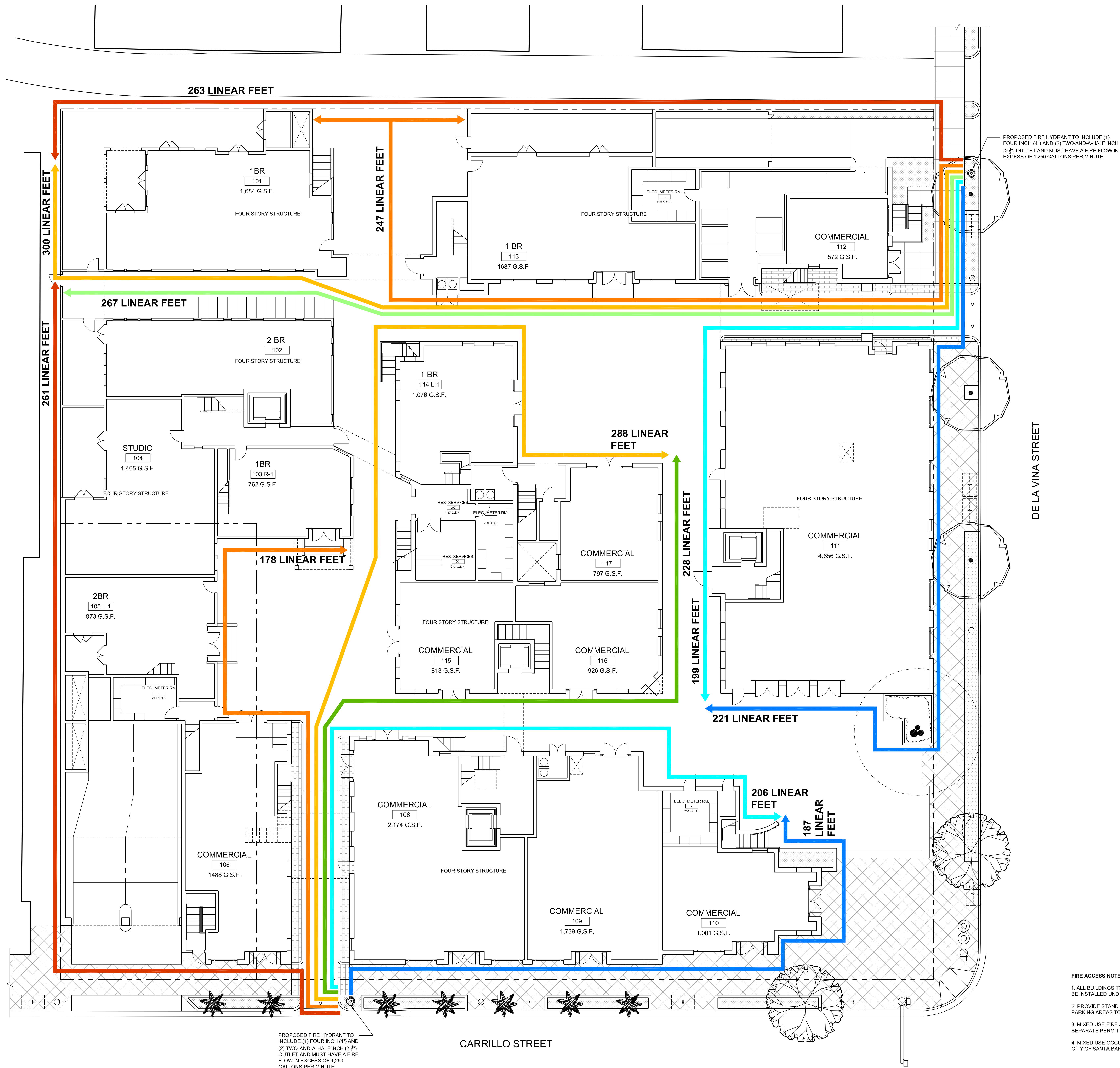
**AS101**

SITE PLAN

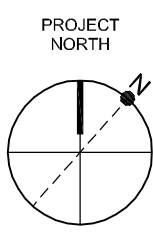
1"= 10'

2.5 10 20 40





- FIRE ACCESS NOTES:**
1. ALL BUILDINGS TO BE PROVIDED WITH FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT
  2. PROVIDE STAND PIPES TO SERVICE BELOW GRADE PARKING AREAS TO BE INSTALLED UNDER SEPARATE PERMIT
  3. MIXED USE FIRE ALARM SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT
  4. MIXED USE OCCUPANCY SIGNS WILL BE PROVIDED PER CITY OF SANTA BARBARA MUNICIPAL CODE



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8	PC REVIEW RESUBMITTAL	04.10.08

**PC REVIEW RESUBMITTAL**

**AS102**

**FIRE ACCESS PLAN**

1"= 10'

2.5	10	20	40
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PARKING LEGEND

ONE CAR SECURED PARKING

TWO CAR SECURED PARKING

UTILITY ROOM EXCLUDED FROM COMM. PARKING CALCULATION

STORAGE

UTILITY ROOM INCLUDED IN COMM. PARKING CALCULATION

PARKING INFORMATION : THIS LEVEL

RESIDENTIAL 1-CAR SECURED PARKING: 20 SPACES  
RESIDENTIAL 2-CAR SECURED PARKING: 7 = 14 SPACES  
OPEN RESIDENTIAL SPACES: 11 SPACES  
OPEN RESIDENTIAL GUEST SPACES: 5 SPACES  
ACCESSIBLE RESIDENTIAL SINGLE SPACES: 3 SPACES  
TOTAL RESIDENTIAL PARKING THIS FLOOR: 53 SPACES

COMMERCIAL ELEVATOR ROOM: 224 S.F. (NET)  
RESIDENTIAL ELEVATOR ROOMS: 275 S.F. (NET)

TOTAL AREA - THIS LEVEL: 31,148 S.F. (GROSS)

ACCESSIBLE PARKING  
PER CBC TABLE 1106.1

ACCESSIBLE SPACES REQUIRED FOR LOTS WITH 51-75 SPACES : 3

VAN ACCESSIBLE SPACES REQUIRED: 1 PER 6 ACC. SPACES

REGULAR ACCESSIBLE SPACES PROVIDED: 1 SPACES  
VAN ACCESSIBLE SPACES PROVIDED: 2 SPACE  
TOTAL: 3 SPACES

MINIMUM CLEAR HEIGHT FOR VAN ACCESSIBLE SPACES: 8'-2"  
CLEAR HEIGHT PROVIDED TO/FROM VAN SPACES: 8'-2"

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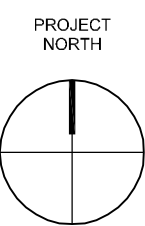
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PC REVIEW RESUBMITTAL

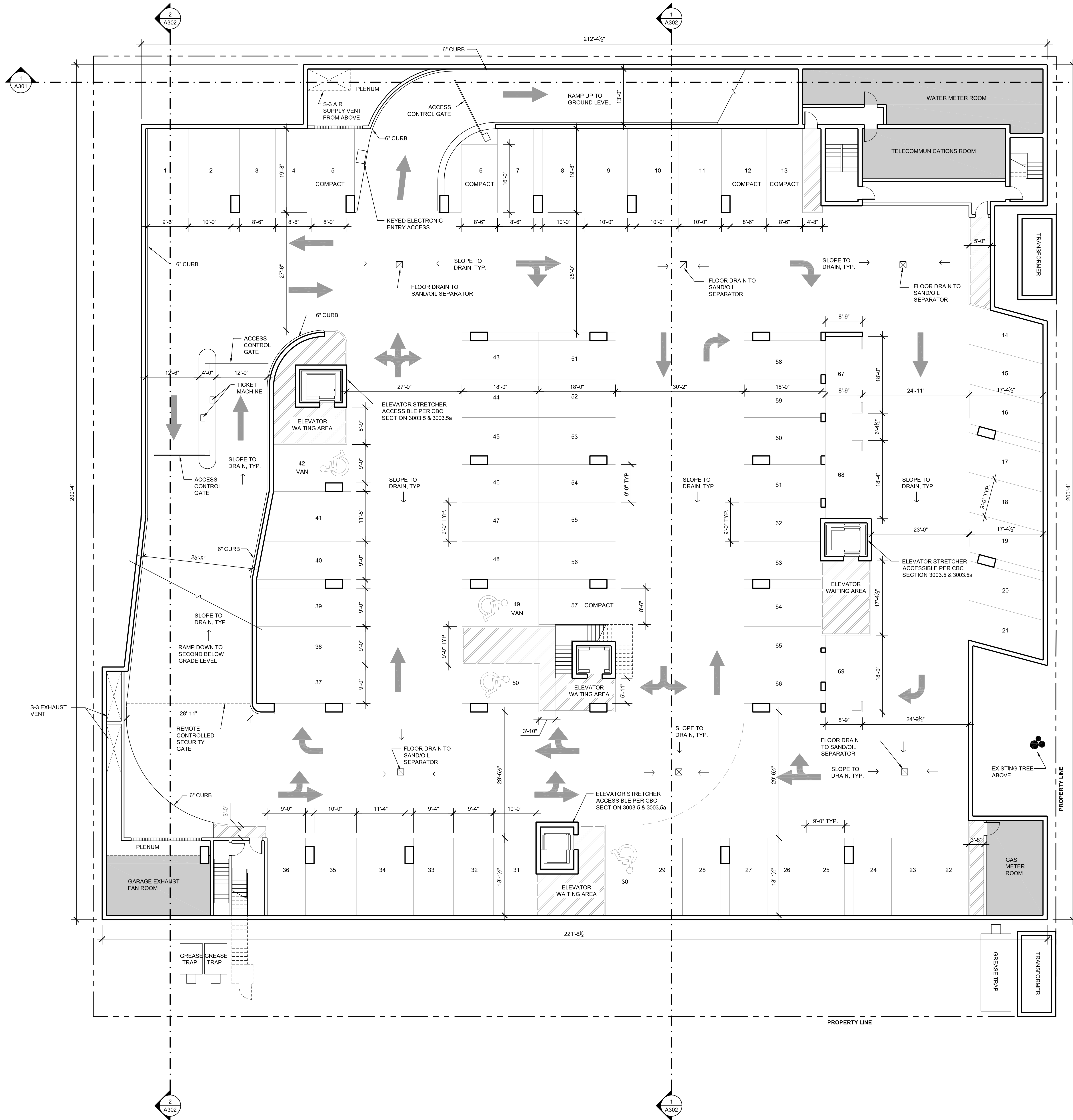
A101

SECOND LEVEL BELOW GRADE PARKING PLAN

1" = 10'







PARKING LEGEND

	ONE CAR SECURED PARKING		TWO CAR SECURED PARKING		UTILITY ROOM EXCLUDED FROM COMM. PARKING CALCULATION
	STORAGE		UTILITY ROOM INCLUDED IN COMM. PARKING CALCULATION		

PARKING INFORMATION : THIS LEVEL

GUEST PARKING:	3 SPACES
COMMERCIAL SINGLE SPACES:	62 SPACES
ACCESSIBLE SINGLE SPACES:	4 SPACES
TOTAL PARKING THIS FLOOR:	69 SPACES

GAS METER ROOM:	293 S.F. (NET)
WATER METER ROOM:	657 S.F. (NET)
TELECOM:	394 S.F. (NET)
FAN ROOM:	338 S.F. (NET)

TOTAL AREA - THIS LEVEL: 41,656 S.F. (GROSS)

ACCESSIBLE PARKING

PER C.B.C. TABLE 11B-6

ACCESSIBLE SPACES REQUIRED FOR LOTS WITH 50-75 SPACES : 3

VAN ACCESSIBLE SPACES REQUIRED: 1 PER 6 ACC. SPACES

REGULAR ACCESSIBLE SPACES PROVIDED:	1 SPACE
VAN ACCESSIBLE SPACES PROVIDED:	2 SPACES
TOTAL: 3 SPACES	

MINIMUM CLEAR HEIGHT FOR VAN ACCESSIBLE SPACES: 8'-2"  
CLEAR HEIGHT PROVIDED TO/FROM VAN SPACES: 8'-2"

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	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

A102

FIRST LEVEL BELOW GRADE PARKING PLAN

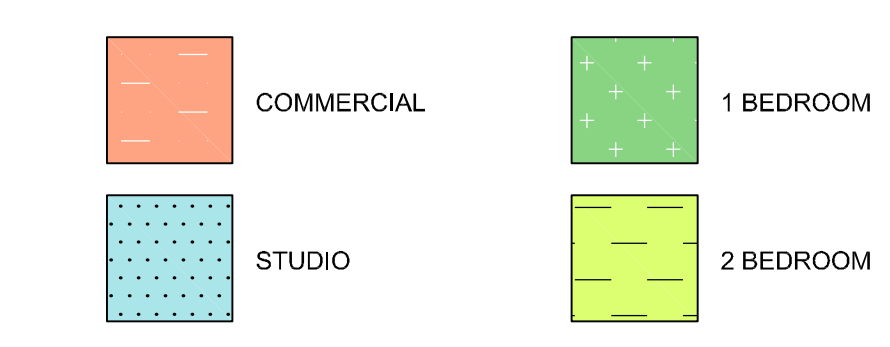
1" = 10'

2.5 10 20 40





## LEGEND



<b>COMMERCIAL SPACE:</b>	UNIT 106 - 1,349 SF UNIT 108 - 1,987 SF UNIT 109 - 1,607 SF UNIT 110 - 868 SF UNIT 111 - 4,314 SF UNIT 112 - 471 SF UNIT 115 - 718 SF UNIT 116 - 827 SF UNIT 117 - 710 SF <b>SUBTOTAL = 12,851 SF (NET)</b>
<b>COMMERCIAL SERVICES:</b>	ELEC./UTIL. E01 - 221 SF ELEC./UTIL. E02 - 193 SF ELEC./UTIL. E03 - 182 SF ELEC./UTIL. E04 - 179 SF REFUSE - 591 SF <b>SUBTOTAL = 1,366 SF (NET)</b>
<b>RESIDENTIAL SERVICES:</b>	UNIT 001 - 239 SF UNIT 002 - 109 SF <b>SUBTOTAL = 348 SF (NET)</b>
<b>STUDIO:</b>	UNIT 104 - 1,347 SF <b>SUBTOTAL = 1,347 SF (NET)</b>
<b>ONE BEDROOM:</b>	UNIT 101 - 1,539 SF UNIT 103 L-1 - 700 SF UNIT 113 - 1,528 SF UNIT 114 - 893 SF UNIT 105 L-1 - 720 SF <b>SUBTOTAL = 5,380 SF (NET)</b>
<b>TWO BEDROOM:</b>	UNIT 102 - 1,163 SF <b>SUBTOTAL = 1,163 SF (NET)</b>
<b>FIRST FLOOR TOTAL SF = 22,455 SF (NET)</b>	

NOTE: COMMERCIAL PORTIONS OF THE PROJECT (UNITS 106, 108, 109, 110, 111, 112, 115, 116 AND 117) WILL REMAIN AS ONE COMMERCIAL LOT. SEE SHEETS A401 AND A402 FOR AFFORDABLE UNIT LAYOUTS.

SANTA BARBARA MUNICIPAL CODE 28.21.081 - PRIVATE OUTDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

<b>GROUND FLOOR UNITS</b> 10'-0" MINIMUM DIMENSION IN ANY DIRECTION
<b>STUDIO:</b> 100 SF MINIMUM <b>ONE BEDROOM:</b> 120 SF MINIMUM <b>TWO BEDROOM:</b> 140 SF MINIMUM
<b>SECOND FLOOR UNITS AND ABOVE</b> 6'-0" MINIMUM DIMENSION IN ANY DIRECTION
<b>STUDIO:</b> 60 SF MINIMUM <b>ONE BEDROOM:</b> 72 SF MINIMUM <b>TWO BEDROOM:</b> 84 SF MINIMUM

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### RADIO SQUARE

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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

# A103

FIRST FLOOR PLAN

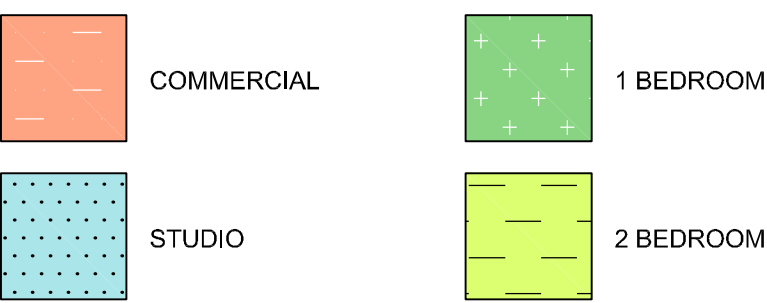
1" = 10'-0"

2.5 10 20 40





LEGEND



<b>STUDIO:</b>		UNIT 208 - 658 SF
		UNIT 201 - 1,360 SF
		UNIT 207 - 1,359 SF
		UNIT 209 - 1,235 SF
		UNIT 211 - 1,351 SF
		UNIT 212 - 1,181 SF
		UNIT 213 - 1,347 SF
		UNIT 217 - 1,294 SF
		<b>SUBTOTAL = 9,785 SF (NET)</b>
<b>1 BEDROOM:</b>		UNIT 206 - 859 SF
		UNIT 103 L-2 - 774 SF
		UNIT 114 L-2 - 668 SF
		UNIT 202 - 1,564 SF
		UNIT 204 - 858 SF
		UNIT 214 - 1,564 SF
		UNIT 215 - 1,562 SF
		UNIT 216 - 1,527 SF
		<b>SUBTOTAL = 9,376 SF (NET)</b>
<b>2 BEDROOM:</b>		UNIT 105 L-2 - 981 SF
		UNIT 210 - 1,961 SF
		<b>SUBTOTAL = 2,942 SF (NET)</b>
		<b>SECOND FLOOR TOTAL SF = 22,103 SF (NET)</b>

SEE SHEETS A401 AND A402 FOR AFFORDABLE UNIT LAYOUTS

SANTA BARBARA MUNICIPAL CODE 28.21.081 - PRIVATE OUTDOOR LIVING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT AS FOLLOWS:

<b>GROUND FLOOR UNITS</b>		10'-0" MINIMUM DIMENSION IN ANY DIRECTION
<b>STUDIO:</b>		100 SF MINIMUM
<b>ONE BEDROOM:</b>		120 SF MINIMUM
<b>TWO BEDROOM:</b>		140 SF MINIMUM
<b>SECOND FLOOR UNITS AND ABOVE</b>		6'-0" MINIMUM DIMENSION IN ANY DIRECTION
<b>STUDIO:</b>		60 SF MINIMUM
<b>ONE BEDROOM:</b>		72 SF MINIMUM
<b>TWO BEDROOM:</b>		84 SF MINIMUM

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RADIO SQUARE

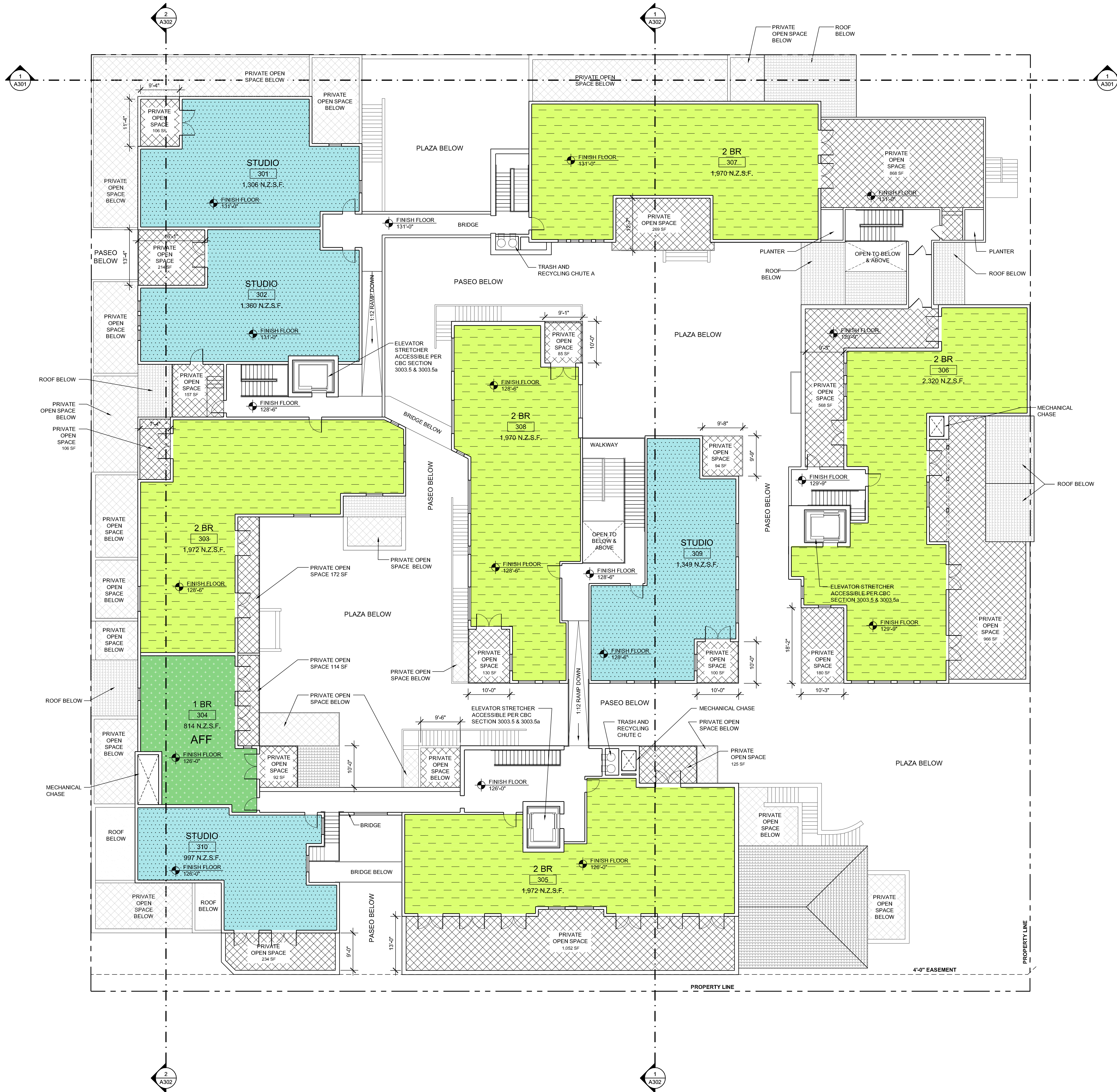
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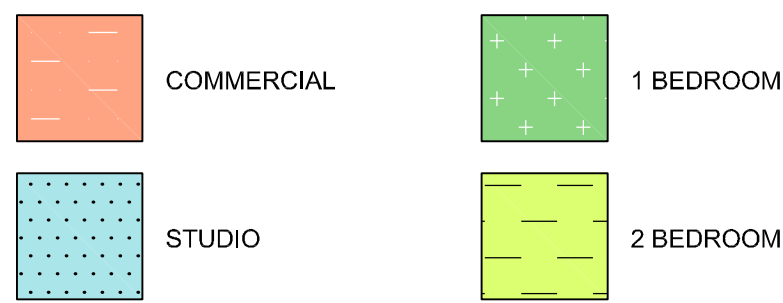
PC REVIEW RESUBMITTAL

A104  
SECOND FLOOR PLAN





## LEGEND



**STUDIO:** UNIT 301 - 1,306 SF  
UNIT 302 - 1,360 SF  
UNIT 309 - 1,349 SF  
UNIT 310 - 997 SF  
**SUBTOTAL = 5,012 SF (NET)**

**1 BEDROOM:** UNIT 304 - 814 SF  
**SUBTOTAL = 814 SF (NET)**

**2 BEDROOM:** UNIT 303 - 1,972 SF  
UNIT 305 - 1,972 SF  
UNIT 306 - 2,320 SF  
UNIT 307 - 1,970 SF  
UNIT 308 - 1,970 SF  
**SUBTOTAL = 10,204 SF (NET)**

**THIRD FLOOR TOTAL SF = 16,030 SF (NET)**

SEE SHEETS A401 AND A402 FOR AFFORDABLE UNIT LAYOUTS

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**GROUND FLOOR UNITS**  
10'-0" MINIMUM DIMENSION IN ANY DIRECTION

**STUDIO:** 100 SF MINIMUM  
**ONE BEDROOM:** 120 SF MINIMUM  
**TWO BEDROOM:** 140 SF MINIMUM

**SECOND FLOOR UNITS AND ABOVE**  
6'-0" MINIMUM DIMENSION IN ANY DIRECTION

**STUDIO:** 60 SF MINIMUM  
**ONE BEDROOM:** 72 SF MINIMUM  
**TWO BEDROOM:** 84 SF MINIMUM



## RADIO SQUARE

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## PC REVIEW RESUBMITTAL

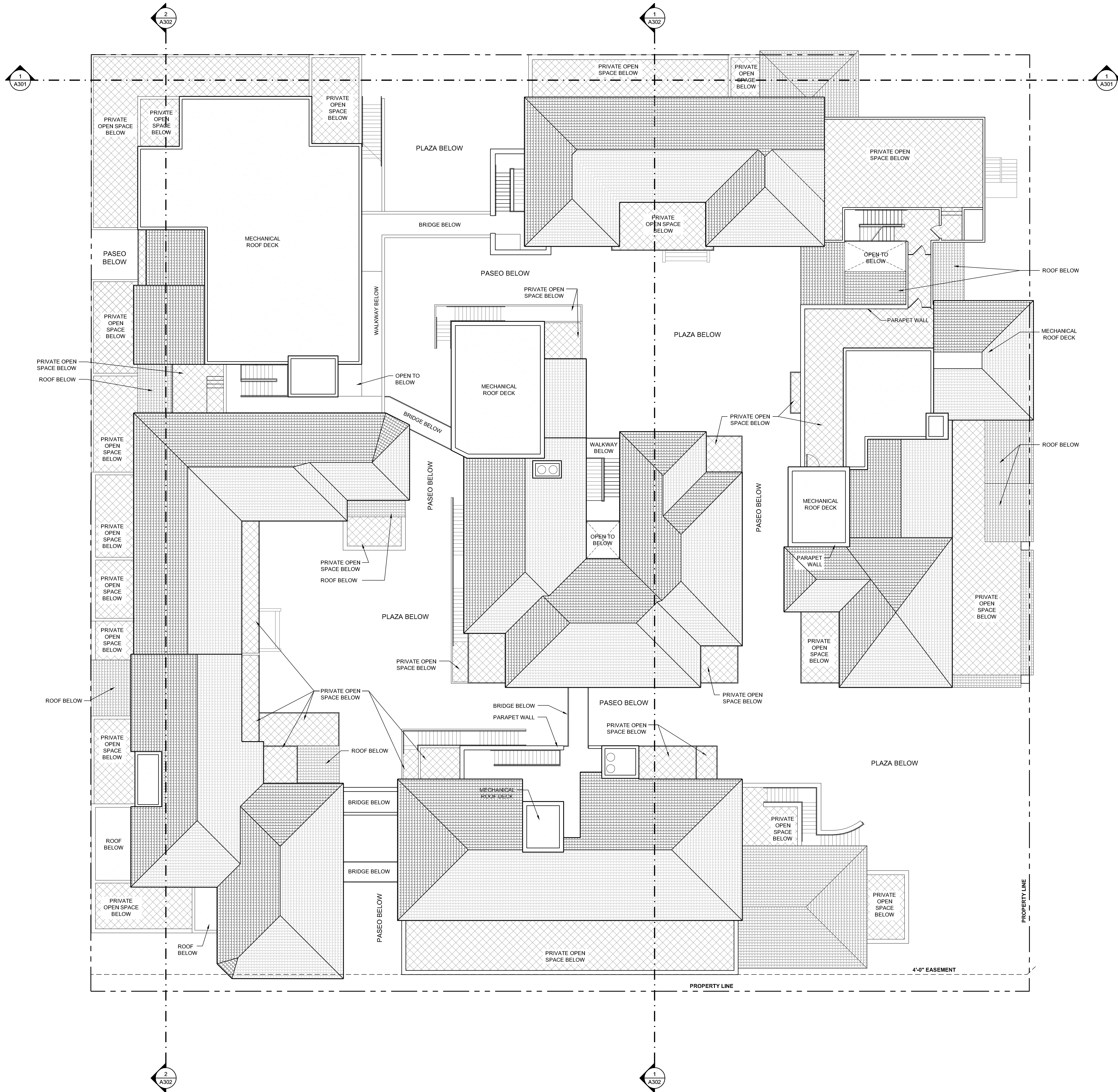
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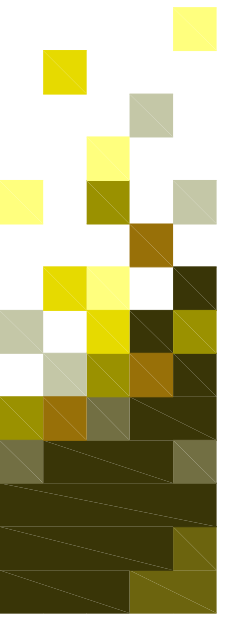
THIRD FLOOR PLAN

1" = 10'-0"

2.5 10 20 40







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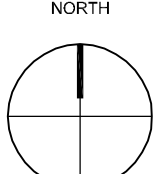
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**A106**

ROOF PLAN

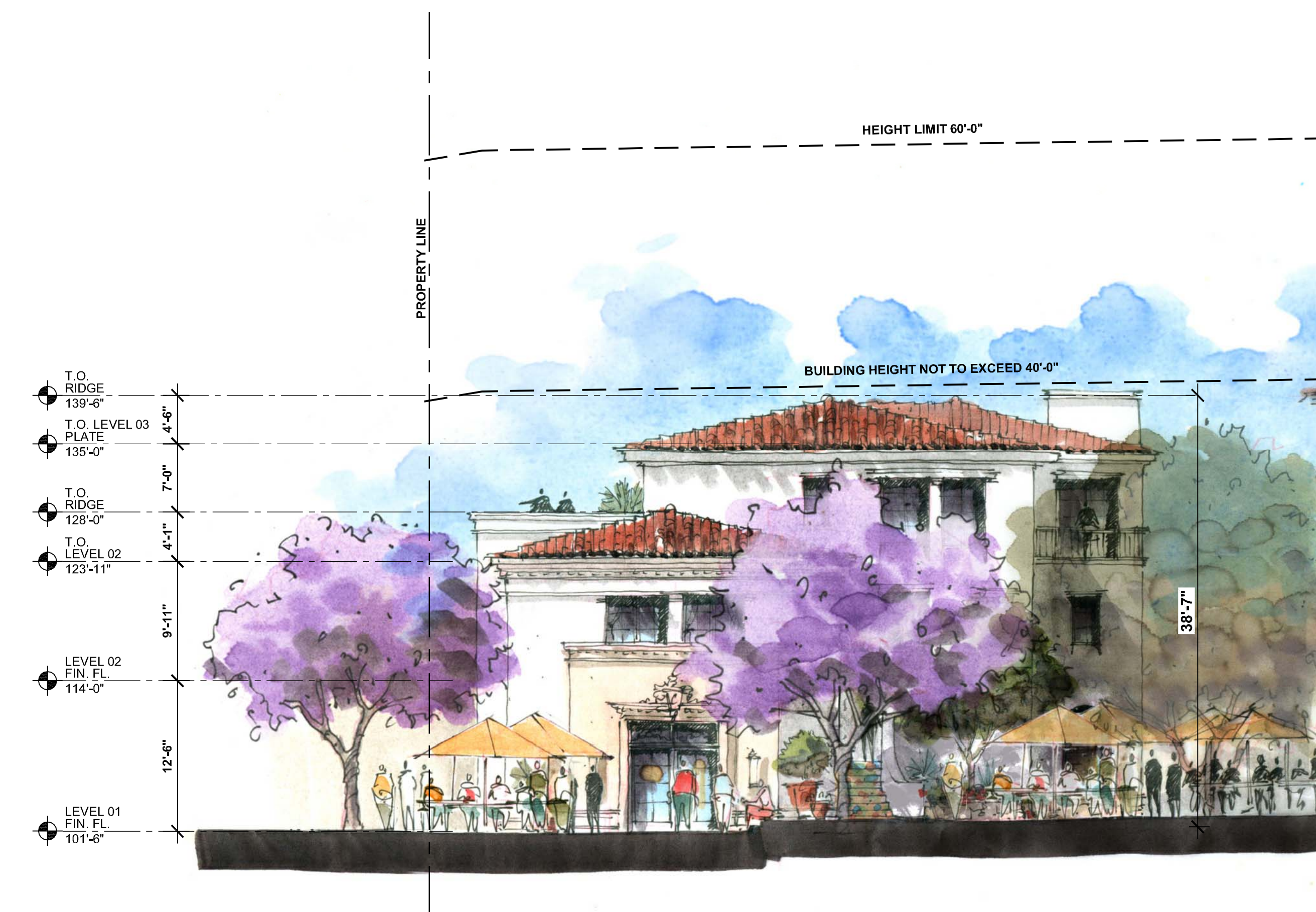
1" = 10'-0"

PROJECT NORTH



2.5	10	20	40
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PARTIAL EAST ELEVATION - DE LA VINA STREET 01  
1/8" = 1'-0"



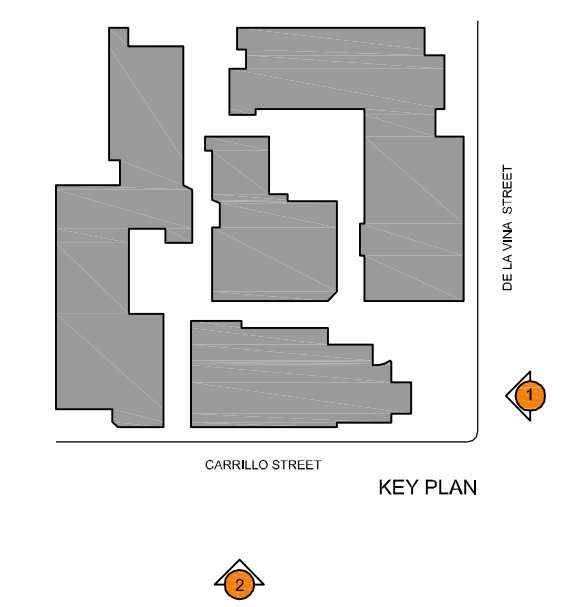
SOUTH ELEVATION - CARRILLO STREET 02  
1/8" = 1'-0"

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V 949.831.1312 - F 949.643.0051



**RADIO SQUARE**  
210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101  
PROJECT #: 0508-CRP

NO.	DESCRIPTION	DATE
	DART N. D. SUBMITTAL	10.31.07
	HLC CONCEPT SUBMITTAL #2	11.28.07
	DART N. D. RESUBMITTAL	12.18.07
	PC REVIEW SUBMITTAL	01.24.08
	HLC CONCEPT SUBMITTAL #3	02.06.08
	HLC CONCEPT SUBMITTAL #4	03.05.08
	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

**A201**  
SOUTH  
ELEVATION  
1/8" = 1'-0"

20 8 16 32





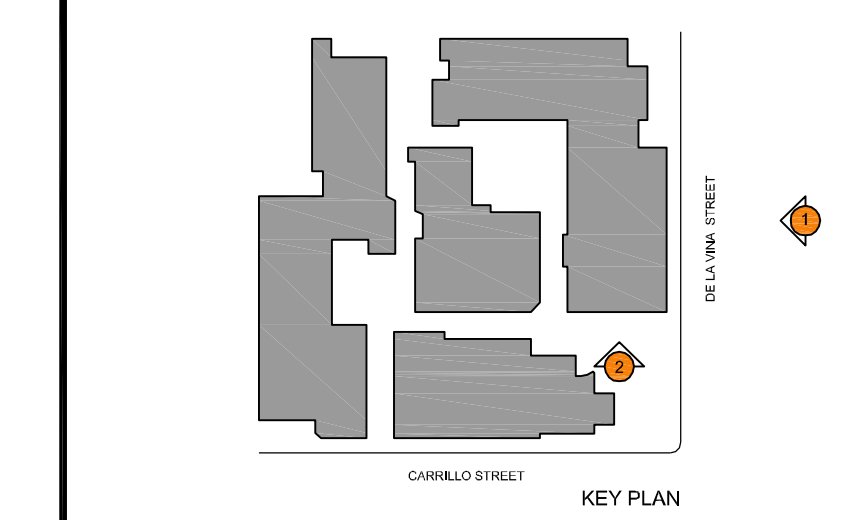
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**RADIO SQUARE**

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

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HLC CONCEPT SUBMITTAL #4		03.05.08
HLC CONCEPT SUBMITTAL #5		03.19.08
PC REVIEW RESUBMITTAL		04.10.08

**PC REVIEW RESUBMITTAL**

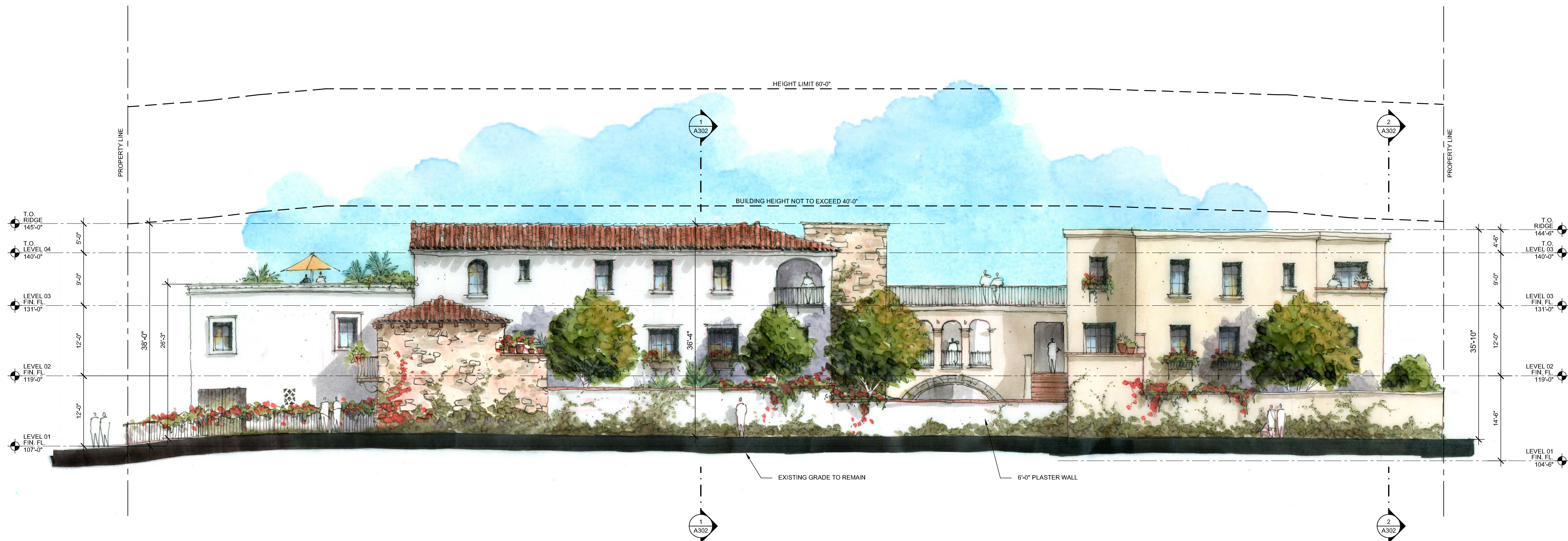
**A202**

EAST ELEVATION

1/8" = 1'-0"

20 8 16 32





RADIO SQUARE

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	HLC CONCEPT SUBMITTAL #5	03.19.08
	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

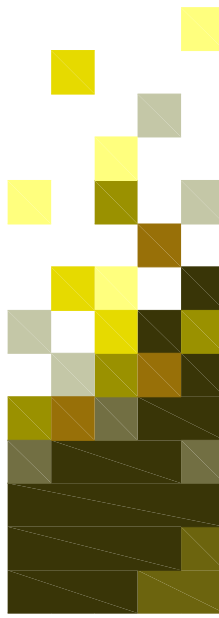
A203  
NORTH ELEVATION

1/8" = 1'-0"





WEST ELEVATION 01  
1/8" = 1'-0"



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## RADIO SQUARE

210 WEST CARRILLO STREET  
SANTA BARBARA, CA 93101

PROJECT #: 0508-CRP

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	PC REVIEW RESUBMITTAL	04.10.08

### PC REVIEW RESUBMITTAL

**A204**  
WEST ELEVATION

1/8" = 1'-0"



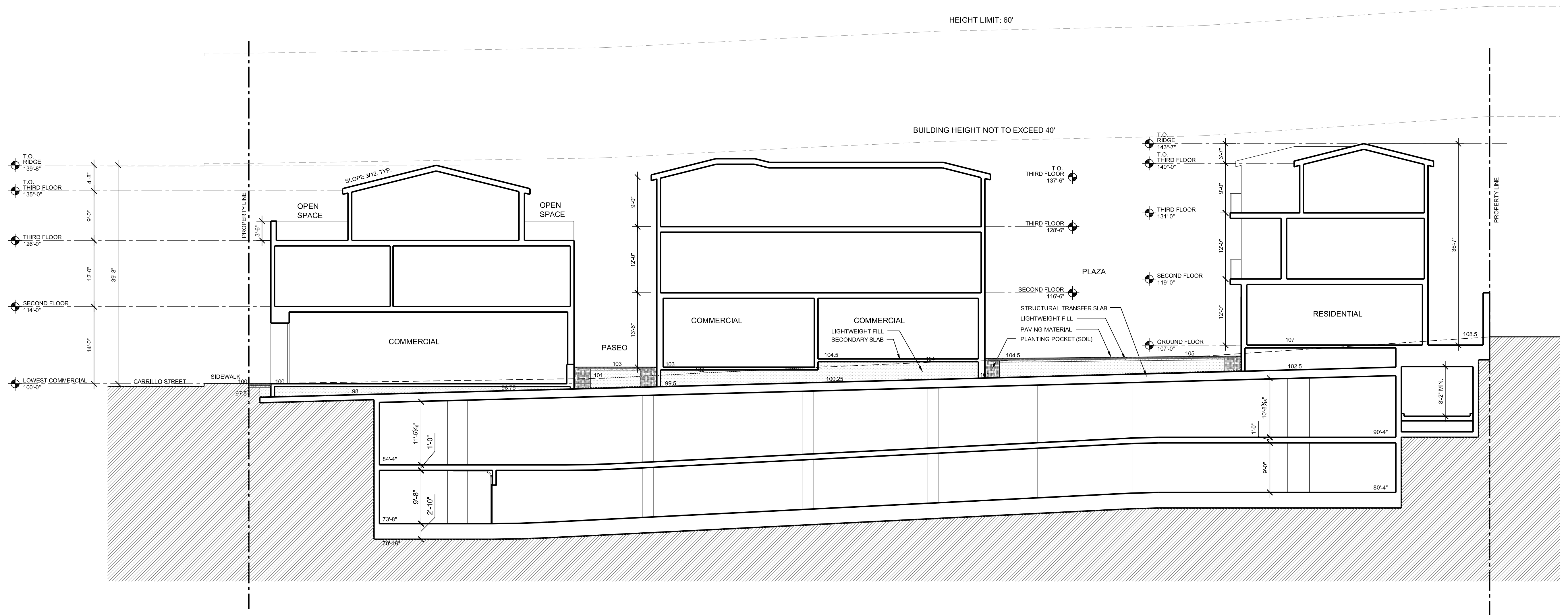


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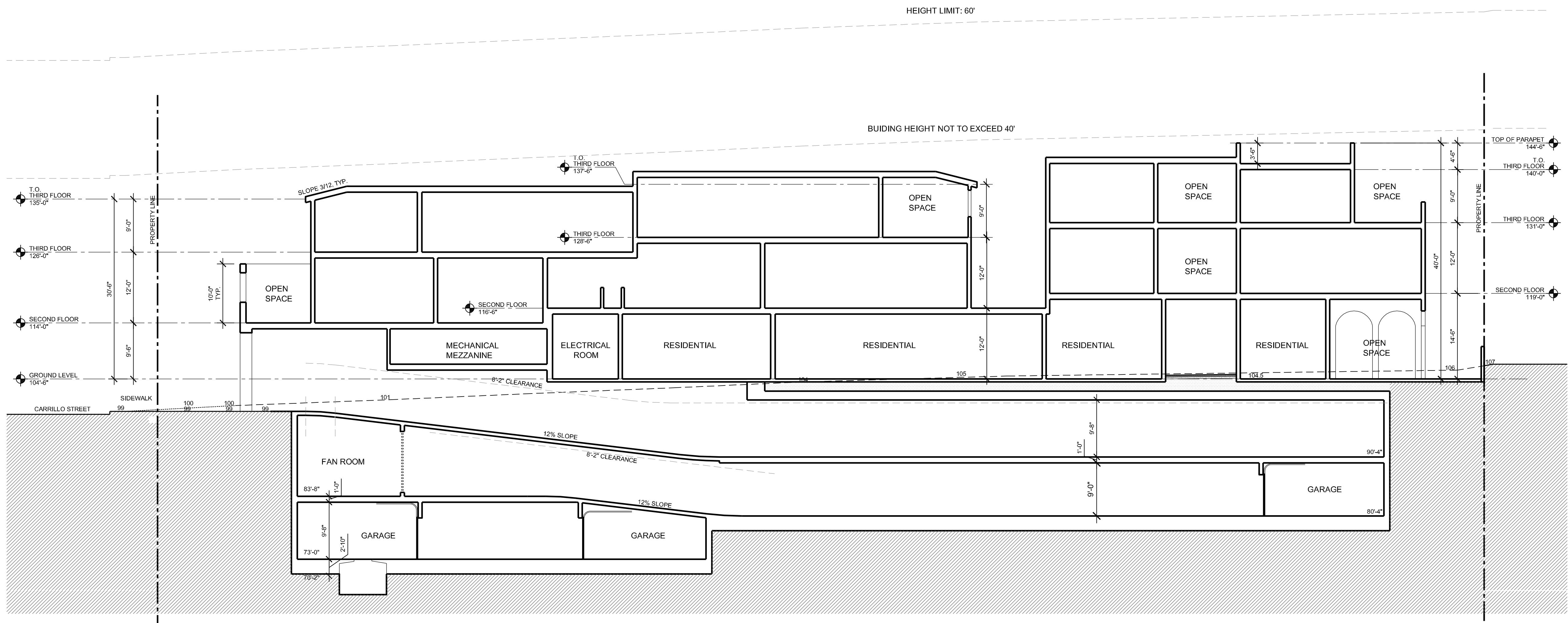


2.5 10 20 40

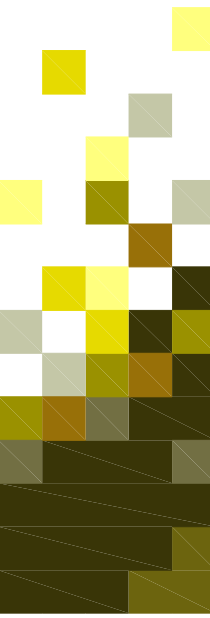




SECTION THROUGH CENTER BUILDING 01  
1/10" = 1'-0"



SECTION THROUGH GARAGE ENTRY RAMP 02  
1/10" = 1'-0"



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## RADIO SQUARE

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PROJECT #: 0508-CRP

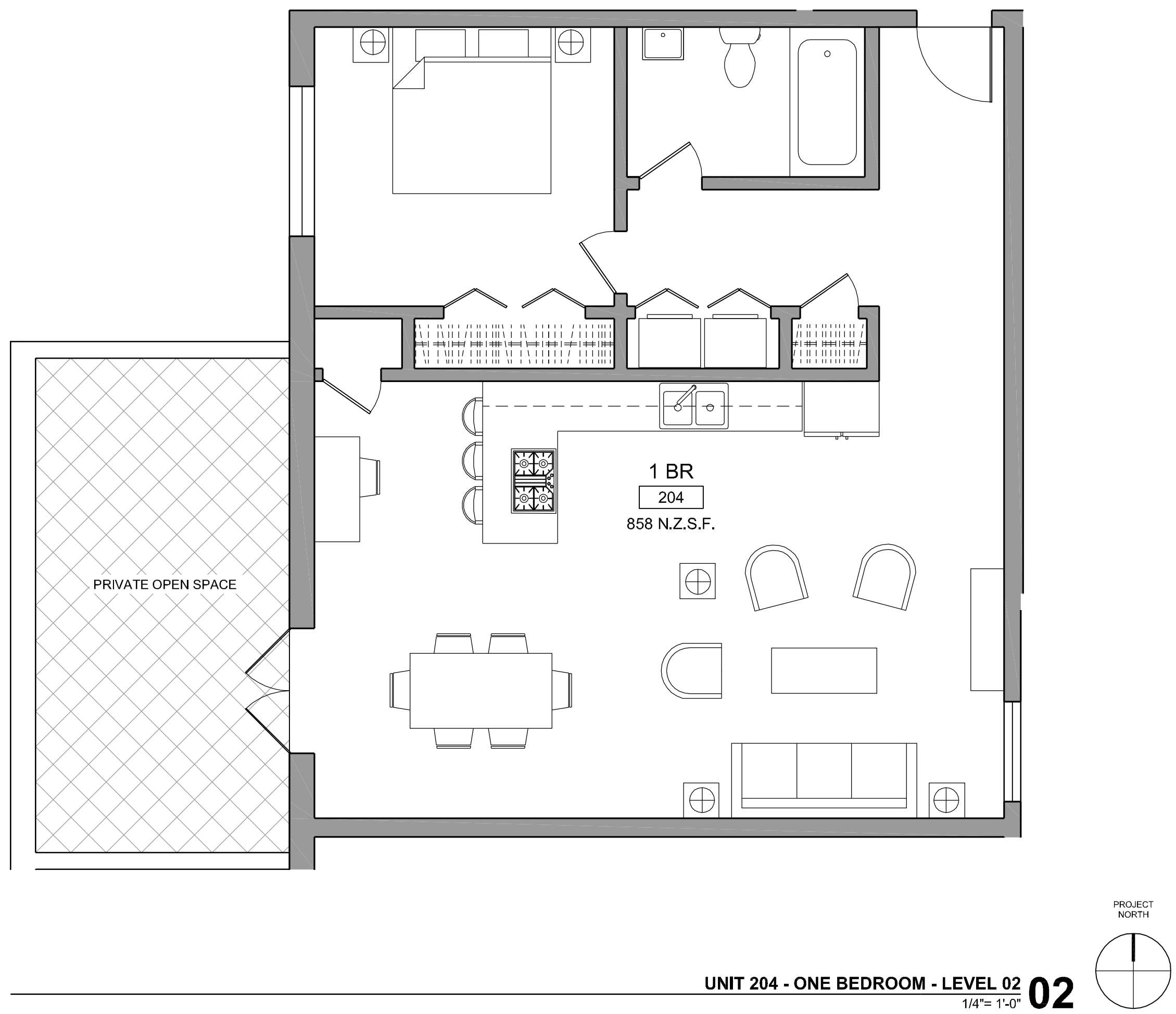
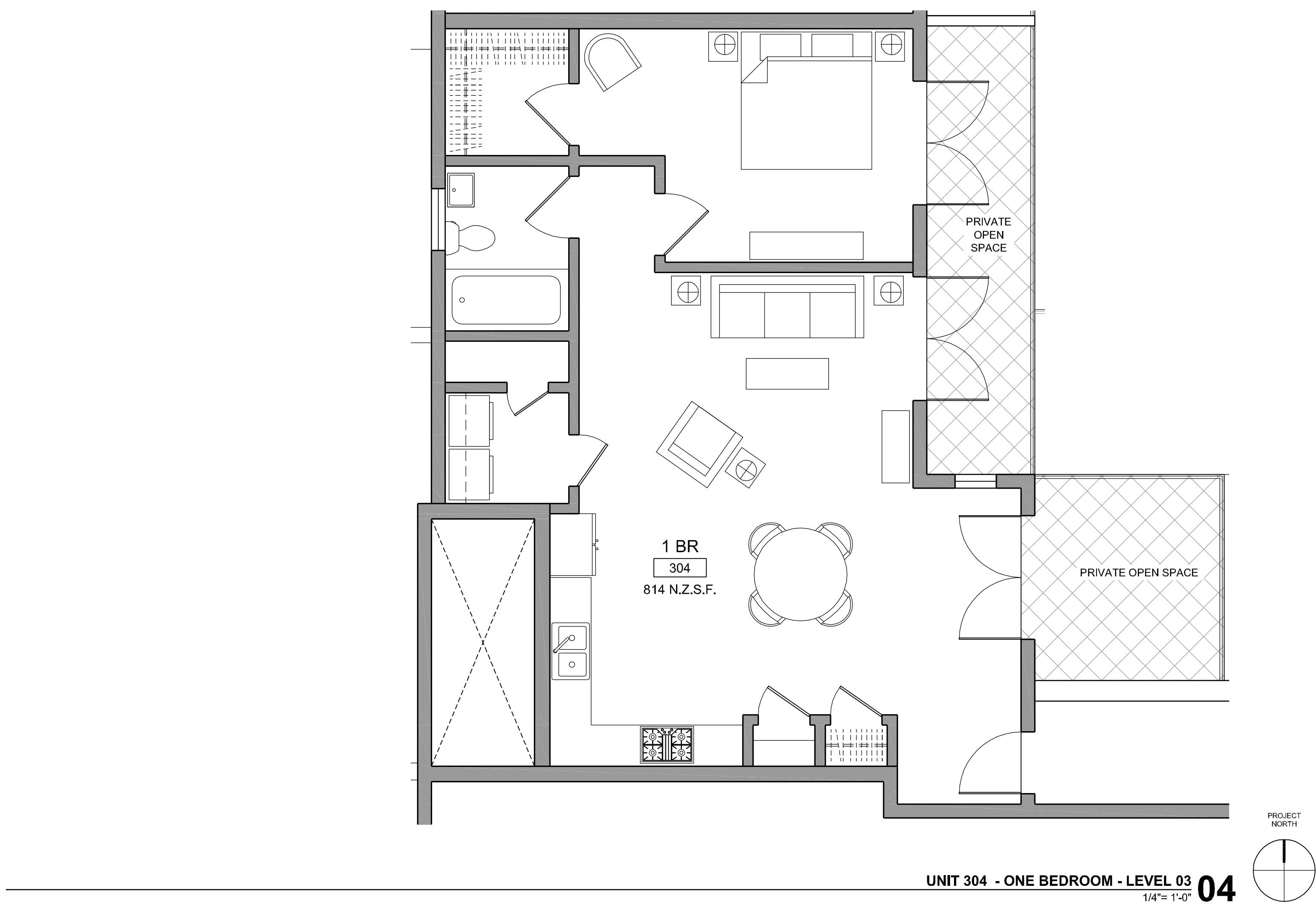
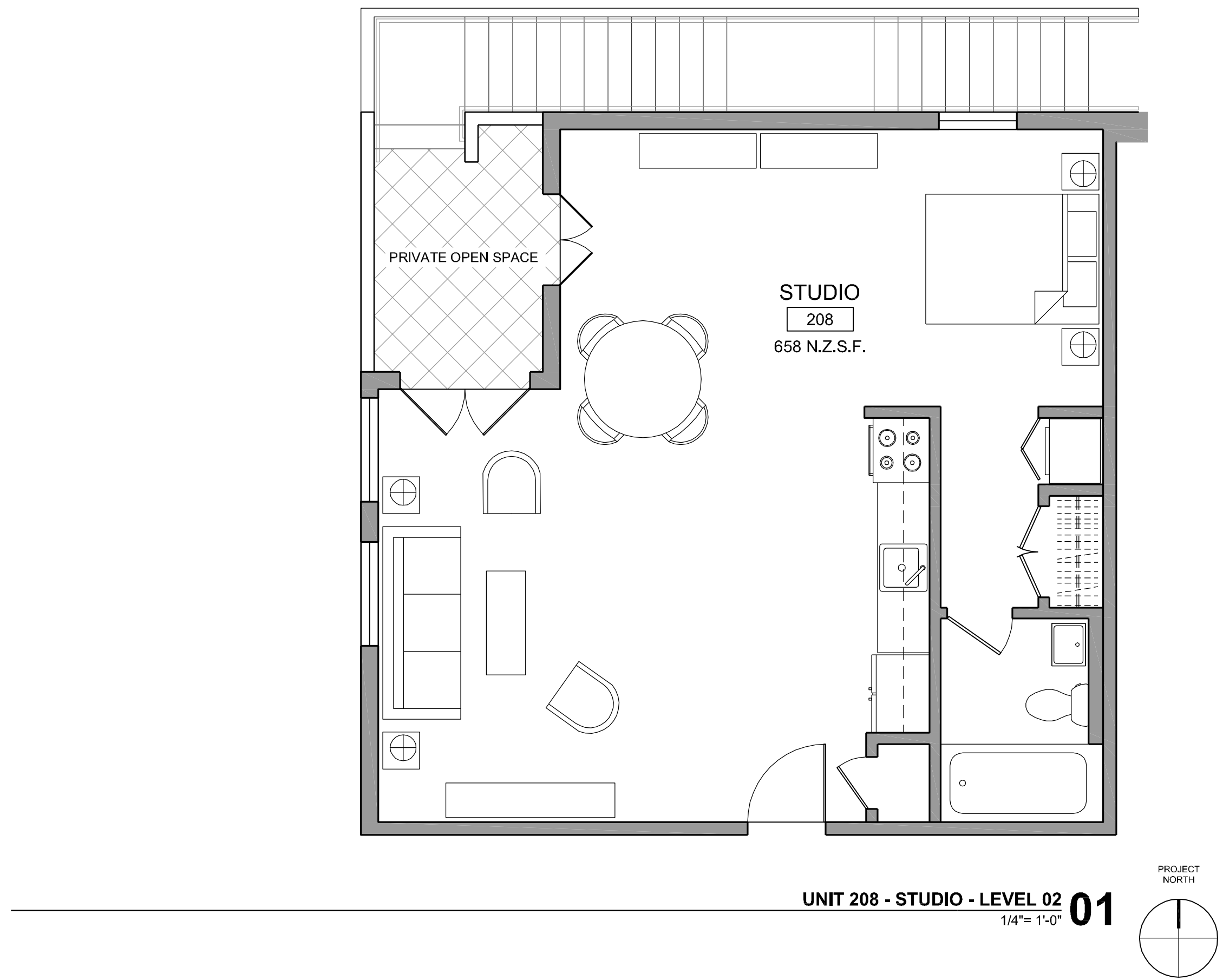
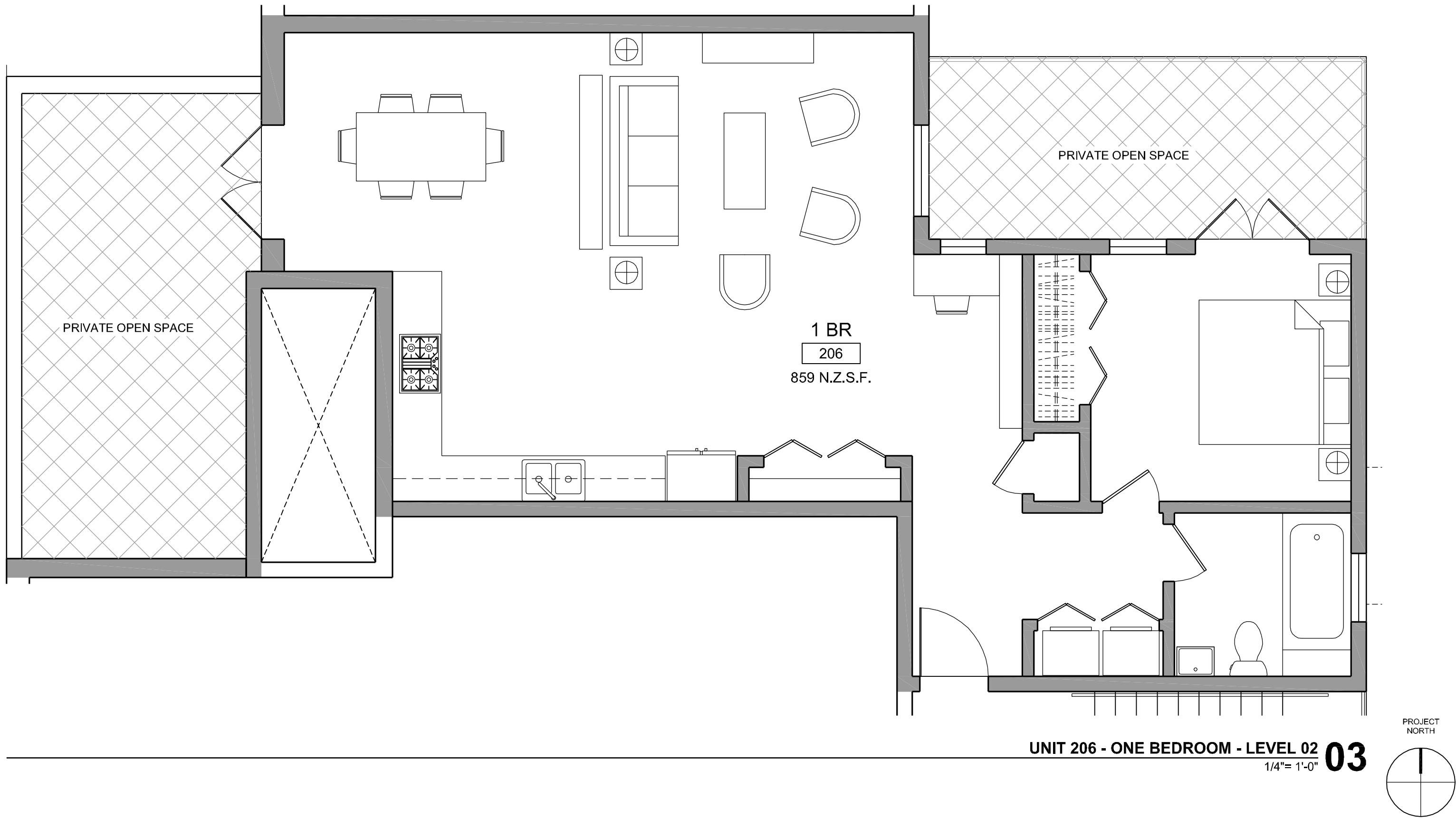
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	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

A302  
NORTH-SOUTH SECTIONS

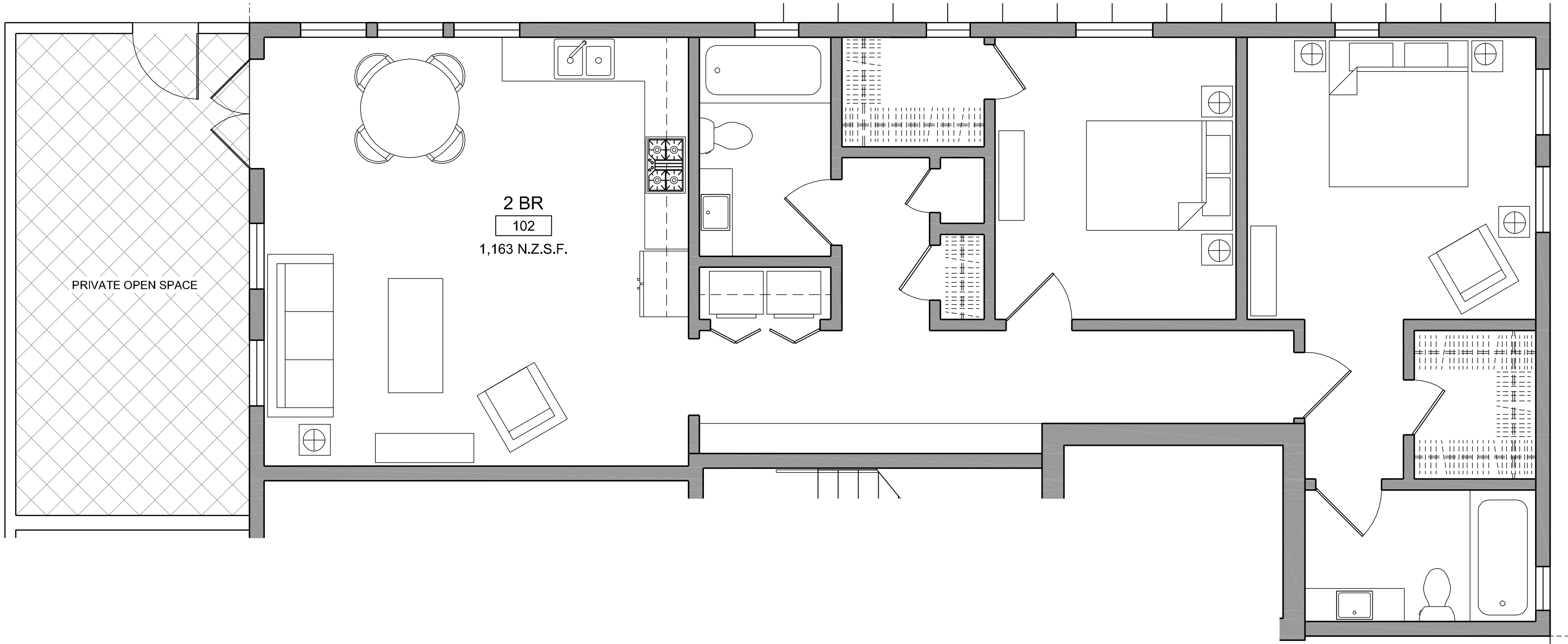
1/10" = 1'-0"



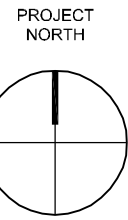


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	PC REVIEW RESUBMITTAL	04.10.08





UNIT 102 - ONE BEDROOM - LEVEL 01  
1/4"= 1'-0"





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	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

**A402**

AFFORDABLE  
UNIT PLANS

1/4" = 1'-0"

1.0	4	8	16
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PLAZA SAN VICENTE 03



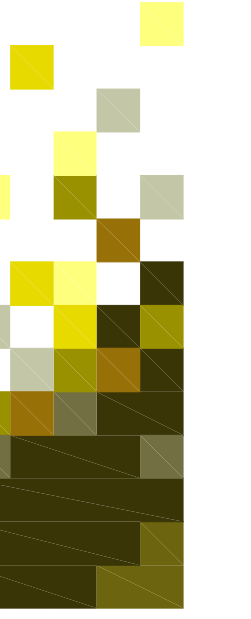
PLAZA MERCADO 01



RADIO SQUARE 04



RADIO SQUARE 02



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PC REVIEW RESUBMITTAL		04.10.08

PC REVIEW RESUBMITTAL

**A501**

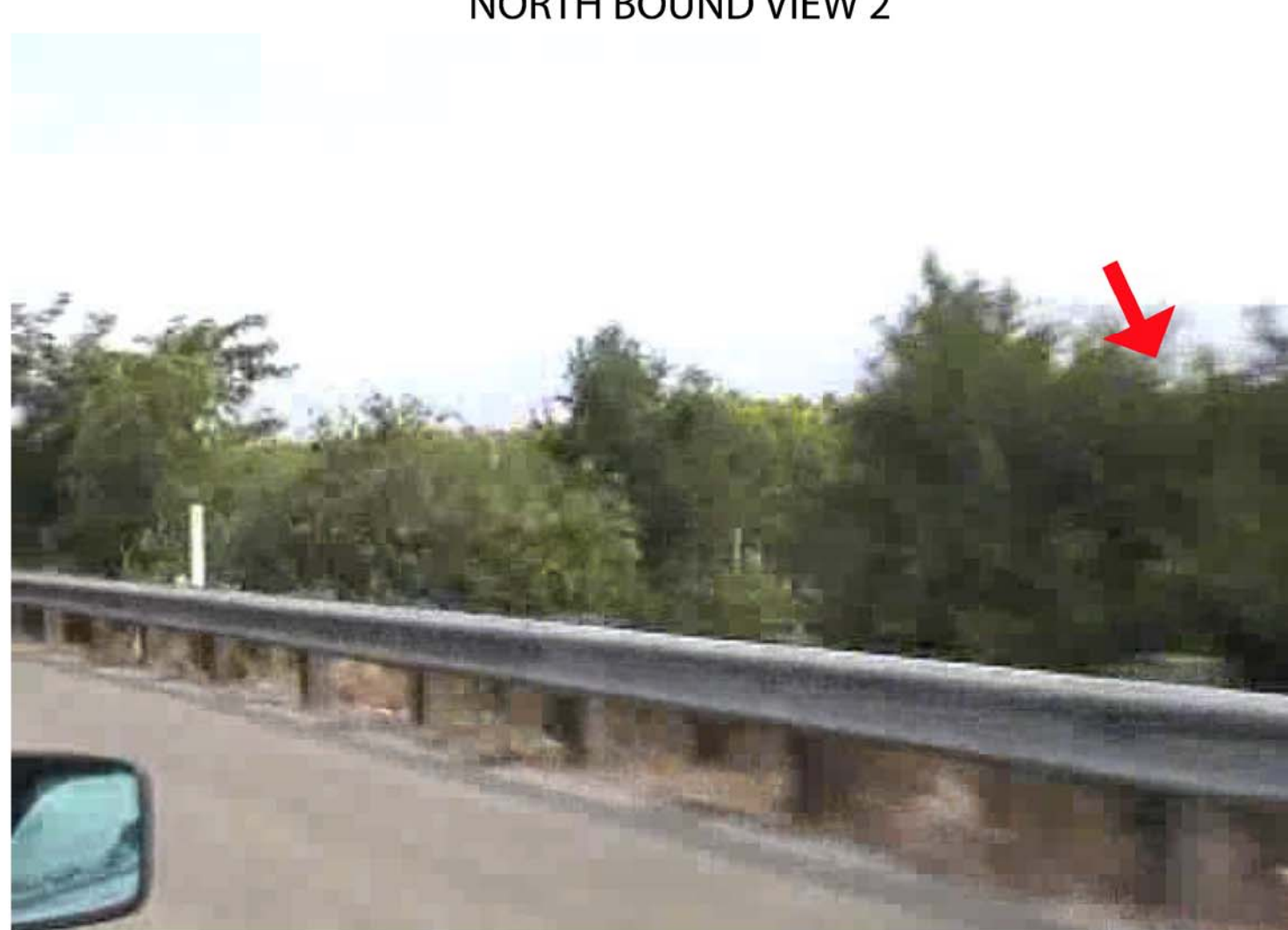
RENDERED PLAZA  
PERSPECTIVES

NO SCALE



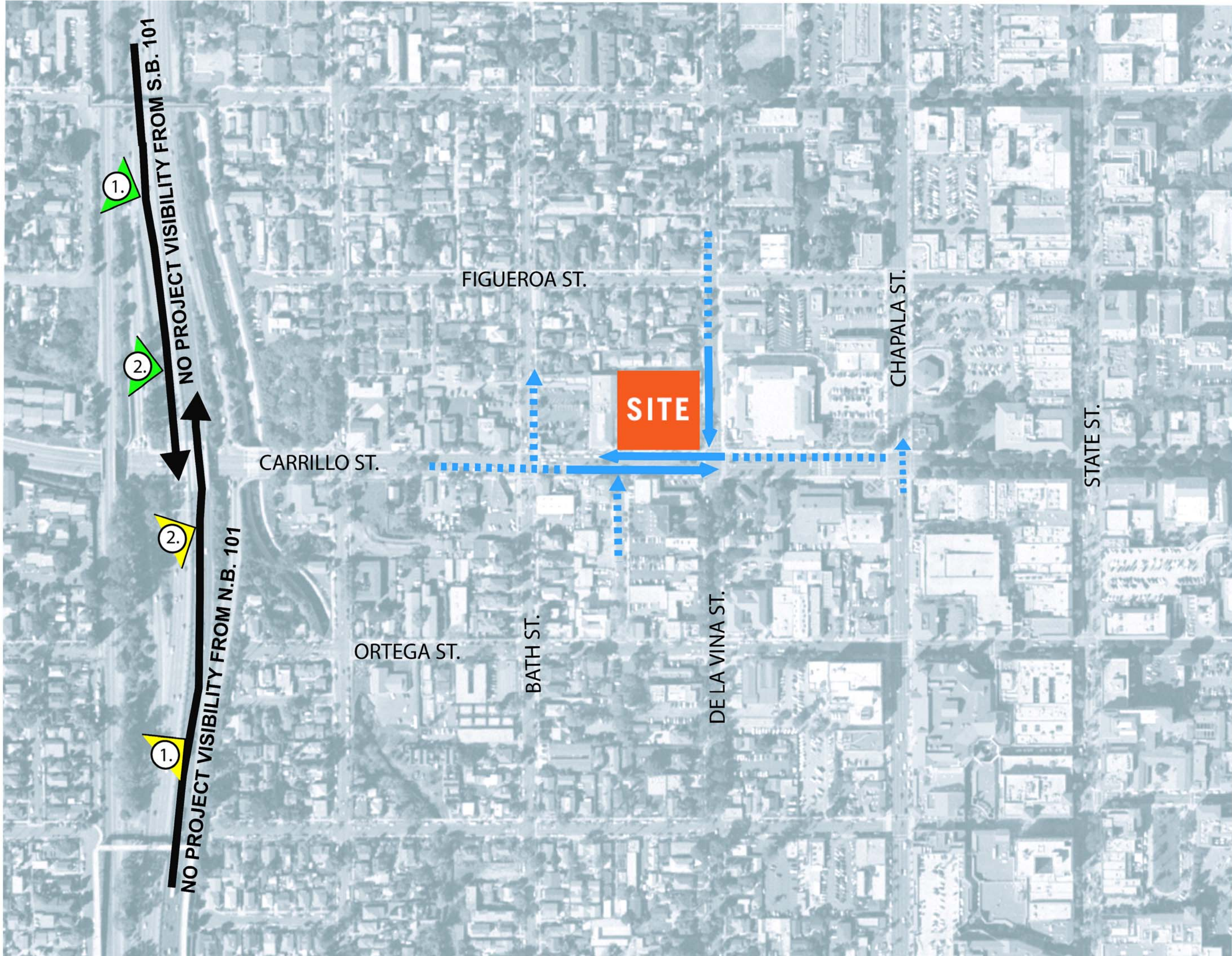






HIGHWAY 101 N.B. & S. B. TYPICAL VIEWS  
N.T.S. 02

NOTES:  
1. THESE STILL FRAME IMAGES ARE TYPICAL VIEWS EXTRACTED FROM VIDEO, SEE ATTACHED CD FOR FULL VIDEO  
2. KEY PLAN IN DRAWING 1.



SITE VISIBILITY DIAGRAM  
N.T.S. 01

LEGEND:

FULL VISIBILITY

OBSTRUCTED VISIBILITY

NO VISIBILITY

SOUTH BOUND VISUAL 1 & 2

NORTH BOUND VISUAL 1 & 2

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PC REVIEW RESUBMITTAL

A701  
VISUAL IMPACT STUDIES  
HIGHWAY 101  
N.T.S.





BEFORE



BEFORE



AFTER



AFTER

LOOKING NORTHWEST FROM INTERSECTION  
N.T.S. 02

VIEW LOOKING NORTH ON DE LA VINA STREET  
N.T.S. 01



KEY PLAN



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	PC REVIEW RESUBMITTAL	04.10.08

PC REVIEW RESUBMITTAL

A702

VISUAL IMPACT STUDIES  
PHOTOSIMULATIONS

N.T.S.







BEFORE



AFTER

VIEW LOOKING EAST ON CARRILLO STREET  
N.T.S. 02

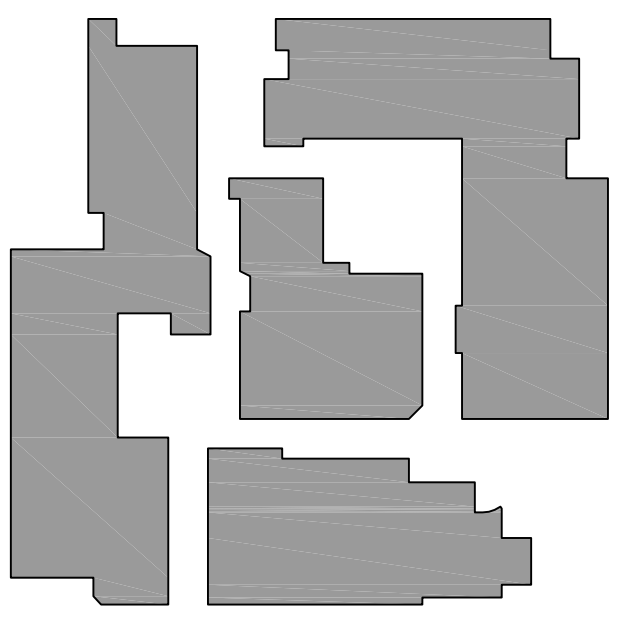


BEFORE



AFTER

VIEW LOOKING SOUTH ON DE LA VINA STREET  
N.T.S. 01




KEY PLAN



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PC REVIEW RESUBMITTAL

A703

VISUAL IMPACT STUDIES  
PHOTOSIMULATIONS

N.T.S.